



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20			

Let's point you in the right..... **DIRECTION**

- 3 x Bedroom (with En-Suite & Dressing Room) Semi-Detached House
- Beautifully detailed home on the fringe of Castlewellan Forest Park
- Future-proof designed Energy efficient home

Fixed Price of £219,950



SCAN ME

ACCOMMODATION

(All measurements are approximate)

HALLWAY:

Blue composite door with window light over leading into tiled hallway, internal staircase with neutral carpet leading to first floor, radiator, socket

CLOAKROOM:

Vanity unit W.H.B, W.C, tiled floor & splashback, extractor fan

LIVING ROOM:

13'5" x 12'11" (4.1 x 3.94m at widest)

Floor to ceiling windows, neutral carpet, recessed Gazco LED electric fire, radiator, 5 x sockets, T.V / Internet / Telephone points

KITCHEN / DINING:

21'1" x 17'3" (6.45 x 5.27m at widest)

This open-plan spacious L-shaped kitchen leading into bright garden room, high & low level navy kitchen units with contrasting island, laminate worktops, integrated appliances to include Fridge/Freezer in larder unit, dishwasher, electric hob, oven & stainless steel extractor, housing for gas boiler, tiled floor, glazed door leading to rear patio, radiator, recessed spot lighting to kitchen area

UTILITY:

7'4" x 5'4" (2.26 x 1.65m at widest)

Neatly tucked under the staircase, the utility closet offers a kitchen unit with laminate worktop, plumbed for washing machine, radiator, socket, extractor fan



FIRST FLOOR LANDING:

Spacious landing with access to roof space leading to 3 x Bedrooms (1 x En-suite & Walk-in closet) & Bathroom, 1 x socket

BEDROOM 1:

13'6" x 11'3" (4.14 x 3.44m at widest)

Located to the front of the property with views over the central green of the Linen Hall development, walk in dressing closet, neutral carpet, radiator, 4 x sockets, T.V point

EN-SUITE:

5'10" x 4'11" (1.78 x 1.51m at widest)

Neptune leak-free shower enclosure with thermostatically controlled shower, float-effect W.H.B, W.C, tiled floor & splashback, chrome heated towel rail, recessed spot lighting, extractor fan

BEDROOM 2:

11'9" x 9'1" (3.59 x 2.77m at widest)

Located at the rear of the property with views towards the surrounding countryside, neutral carpet, radiator, 3 x sockets, T.V point

BEDROOM 3:

11'9" x 7'10" (3.59 x 2.39m at widest)

Located at the rear of the property with views towards the surrounding countryside, neutral carpet, radiator, 3 x sockets, T.V point

BATHROOM:

9'1" x 5'7" (2.77 x 1.71m at widest)

Neptune leak-free shower enclosure with thermostatically controlled shower, panel bath with central waterfall taps, float-effect W.H.B, W.C, tiled floor & splashback, chrome heated towel rail, recessed spot lighting, extractor fan



Site 20 (No. 15)

Linen Hall, Castlewellan, BT31 9FG

EXTERNAL:

Tarmac driveway with railings & planting to front of property, enclosed garden to rear with brick pavior patio area & hedge / fence boundary, external lighting & water tap.



Estimated Rates payable for the year 2022/23 = £1,046.40

If you are considering the sale of your own property, we would be pleased to provide you with a valuation. We are in a position to introduce you to a Financial Adviser in respect of arranging a mortgage, please ask for details

All measurements are approximate and are for general guidance only. Any fixtures, fittings, services heating systems, appliances or installations referred to in these particulars have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included in the property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither do Property Directions nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

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