

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

- 4 x Bed (2 x En-Suite) Detached Family Home with zoned heating
- Situated on elevated site with spectacular views of the Mourne
- Tiered landscaped lawns & shrubbery with parking & storage

Offers in the region of £375,000



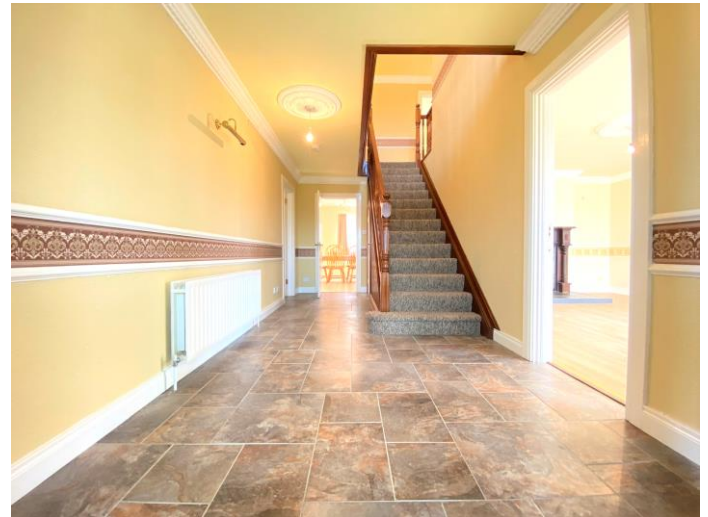
ACCOMMODATION

(All measurements are approximate)

ENTRANCE HALLWAY:

19'1" x 8'2" (5.83 x 2.50m at widest)

Entrance porch with decorative glazed uPVC door & matching sidelights, tiled floor, socket, hardwood glazed door with matching side panels leading into tiled hallway, mahogany staircase with neutral carpet leading to first floor landing, under-stair storage, decorative coving to ceiling, dado rail, radiator, 2 x picture lights, 2 x sockets, telephone point



RECEPTION 1:

16'4" x 13' (5 x 3.97m into bay window)

Mahogany surround fireplace with cast-iron inset, tiled inlay & tiled hearth, wooden laminated flooring, dual aspect windows taking advantage of the spectacular views towards the nearby Mourne Mountains and the coastal town of Newcastle, decorative coving to ceiling, dado rail, 2 x radiators, 4 x sockets, T.V point



RECEPTION 2 :

19'2" x 12'11" (5.87 x 3.95m into bay window)

Elevated decorative brick surround fireplace with cast-iron inset, tile inlay, tiled hearth & matching T.V unit, wooden laminated flooring, dual aspect windows, glazed doors leading into additional reception room, decorative coving to ceiling, dado rail, 2 x radiators, 4 x sockets, T.V point



RECEPTION 3:

11'5" x 10'11" (3.48 x 3.33m at widest)

Wooden laminated flooring, , dual aspect windows, decorative coving to ceiling, dado rail, radiator, 3 x sockets, T.V point



KITCHEN / DINING:

23'6" x 10'11" (7.17 x 3.34m at widest)

High & low level oak kitchen units some glazed with laminated worktop, stainless steel sink, electric hob & extractor, tiled floor & splashback, oil-burner, 2 x radiators, 8 x sockets, T.V point

UTILITY:

9'7" x 7' (2.94 x 2.15m at widest)

High & Low level white kitchen units with laminated worktop, stainless steel sink, plumbed for washing machine, fluorescent strip lighting, access to roof space, tiled floor & splashback, radiator, 3 x sockets

CLOAKROOM:

5'9" x 3'3" (1.77 x 1.0m at widest)

Pedestal W.H.B, W.C, tiled floor, walls part-tiled with decorative border, radiator, extractor

REAR HALLWAY:

Tiled hallway leading with uPVC door leading to rear

FIRST FLOOR LANDING:

Mahogany staircase with neutral carpet leading to spacious landing, 4 Bedrooms (2 x En-suite), Bathroom, Hot-press, access to floored roof space, large picture window, glazed uPVC door leading to first floor external balcony, wooden laminated flooring, radiator, dado rail, decorative coving to ceiling, 5 x sockets

BEDROOM 1:

12'9" x 12'7" (3.89 x 3.84m at widest)

Dual aspect windows taking advantage of the spectacular views towards the nearby Mourne Mountains and the coastal town of Newcastle, fitted mirrored robes with matching headboard & drawers, wooden laminated flooring, radiator, 2 x sockets, T.V point

EN-SUITE CLOAKROOM:

5'5" x 3'7" (1.67 x 1.11m at widest)

Pedestal W.H.B, W.C, wood effect vinyl flooring, tiled walls

BEDROOM 2:

10'6" x 8'10" (3.21 x 2.70m at widest)

Wooden laminated flooring, dado rail, radiator, 2 x sockets, T.V point

BEDROOM 3:

16'4" x 11'5" (4.99 x 3.48m at widest)

Wooden laminated flooring, fitted wardrobes with matching headboard, radiator, 4 x sockets

EN-SUITE:

7'6" x 4' (2.31 x 1.22m at widest)

Pedestal W.H.B, W.C, tiled shower enclosure with electric shower, tiled floor, walls part-tiled, radiator, extractor

BEDROOM 4:

11'6" x 10'6" (3.51 x 3.21m at widest)

Wooden laminated flooring, dual aspect windows, built-in storage shelves, dado rail, radiator, 3 x sockets, T.V point

BATHROOM:

9'6" x 7'7" (2.92 x 2.32m at widest)

Panel bath, tiled shower enclosure with mains shower, pedestal W.H.B, W.C, pedestal W.H.B, W.C, radiator, tiled floor, walls part-tiled with decorative border, extractor



8 Church Field Heights

Castlewellan, BT31 9HY

EXTERNAL:

This unique property is situated on an elevated site with spectacular views towards the nearby Mourne Mountains and the coastal town of Newcastle. The property boasts 4 spacious bedrooms (2 x En-Suite) & 3 Reception rooms. The property can be approached via a staircase through tiered gardens to the front or via a vehicular access to the rear with tarmac driveway, enclosed parking with storage under, oil tank, external water feature & lighting.



Rates for the year 2022/23 = £1,744.00

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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