



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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

- 3 x Bedroom Mid-Terraced House, convenient to all local amenities
- uPVC Windows and Oil-Fired Central Heating
- Garage & enclosed yard to Rear

Offers in the region of £119,950



ACCOMMODATION

(All measurements are approximate)

ENTRANCE HALL:

Hardwood glazed door leading into hallway with wooden laminated flooring, radiator, neutral carpeted staircase leading to first floor landing



LIVING ROOM:

14'2" x 13'10" (4.33 x 4.24m at widest)

Wooden laminated flooring, granite hearth, wood-burning stove, radiator, 3 x sockets, telephone point



KITCHEN:

13' x 7'10" (3.97 x 2.40m at widest)

High & Low level units (some glazed) with laminated work-top, 1 ½ bowl stainless steel sink, integrated electric hob, oven & extractor fan, storage closet, meter cupboard, glazed hardwood door leading to rear yard and garage, tiled floor & splashback, radiator, 3 x sockets



DINING ROOM:

13'7" x 8'10" (4.16 x 2.73m at widest)

Wooden laminated flooring, radiator, 2 x sockets



FIRST FLOOR LANDING:

Staircase with neutral carpet leading to 3 x Bedrooms, Bathroom & W.C, Hot-Press, Access to Roof-space, socket

BEDROOM 1:

12' x 10'9" (3.68 x 3.29m at widest)

Wooden laminated flooring, built-in storage closet, radiator, 2 x sockets

BEDROOM 2:

12'7" x 9' (3.86 x 2.76m at widest)

Wooden laminated flooring, built-in storage closet, radiator, 2 x sockets

BEDROOM 3:

8'7" x 8'1" (2.64 x 2.47m at widest)

Wooden laminated flooring, built-in storage closet, radiator, socket

BATHROOM:

5'9" x 5'4" (1.76 x 1.63m at widest)

Waterproof panelling to walls, ceiling & bath panel, electric shower & glazed screen over bath, pedestal W.H.B, radiator, tiled effect vinyl flooring

W.C:

5'9" x 2'10" (1.76 x 0.88m at widest)

W.C, radiator, tiled effect vinyl flooring



8 Kilmegan Court

Dundrum, BT33 0NY

EXTERNAL:

Fence surround with lawn and gate to front of property, enclosed rear paved yard, oil-fired boiler, oil-storage tank, access to garage & alleyway

GARAGE:

16'9" x 15'4" (5.12 x 4.69m at widest)

Up & over garage door, fluorescent lighting, 2 x sockets



Rates payable for the year 2022/23 = £697.60

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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Newcastle
E&C Jennings
12 Main Street
BT33 0AD
0345 222 11 00

Castlewellan
T&P Cowan
31a Main Street
BT31 9DQ
0345 222 11 00

