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# 18 Rathcillan Court Newcastle

BT33 0UA



## Semi - Detached Townhouse

Located in the ever popular Rathcillan development off the Bryansford Road, this three bedroom family home provides spacious accommodation over three floors. The mature garden offers a tranquil setting with views of the Mourne Mountains while the amenities of Newcastle and the wider area are easily accessible.



- Sitting Room
- Kitchen/Dining/Living Area
- Inset Stovax Stove
- Conservatory
- Three Bedrooms (1 En-Suite)
- Mature Enclosed Rear Garden
- Decking Area
- Offers in the Region Of

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	67   D
39-54	E		
21-38	F		
1-20	G		

## THE PROPERTY COMPRISES:

### Ground Floor

**Entrance Hall:** Laminate Flooring. Cloakroom with W.C and W.H.B. Staircase With Pine Balustrade to first floor

**Sitting Room:** 11' 9" x 16' 1" (3.58m x 4.90m) (both widest)

**Utility room:** High and Low level units, sink. Part wall tiling. Plumbed for washing machine.

### First Floor:

#### Kitchen/Living/ Dining Area:

18' 4" x 23' 4" (5.58m x 7.11m) (both widest)

Fireplace with Stovax cast iron inset stove, hearth, laminate flooring. Kitchen Area with high and low level units and wooden worksurfaces. Integrated 5 burner gas hob, built in oven and microwave oven. Stainless Steel extractor fan, integrated dishwasher, integrated fridge/freezer. Part wall tiling. Dining area with French Doors to Conservatory.

**Conservatory:** 8' 8" x 9' 8" (2.64m x 2.94m)  
PVC Double glazed with tiled floor. Door to rear garden.

### Second Floor:

**Bedroom 1:** 10' 7" x 13' 1" (3.22m x 3.98m) (both widest)  
Built-in wardrobe. Ensuite.

**En-suite:** Comprising Vanity unit, W.C, W.H.B and shower cubicle with Electric shower

**Bedroom 2:** 7' 5" x 9' 9" (2.26m x 2.97m)

**Bedroom 3:** 9' 8" x 6' 9" (2.94m x 2.06m)

**Bathroom:** White suite comprising W.C, W.H.B, panel bath with telephone shower, glass panel. Tiled floor, part wall tiling.

### Folding Ladder to Floored Attic

**Exterior** Front - Communal car parking.  
Rear - Spacious enclosed garden with patio, lawn, trees and shrubs. Decking area. PVC oil tank, oil-fired boiler in housing.

**Viewings:** By appointment with the agents.

