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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.





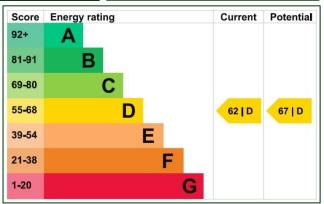








- Sitting Room
- Kitchen/Dining/Living Area
- Inset Stovax Stove
- Conservatory
- Three Bedrooms (1 En-Suite)
- Mature Enclosed Rear Garden
- Decking Area
- Offers in the Region Of



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

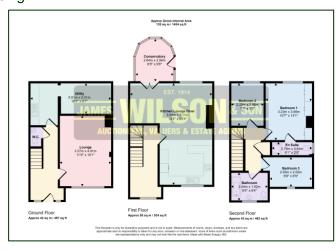
Exterior Front - Communal car parking.

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.









These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements in these particulars. The vendor does not make or give, and neither James Wilson & Son, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to this property. No appliances or equipment have been tested. Purchasers should satisfy themselves with regard to such items.