



ULSTER PROPERTY SALES

# UPS

Energy Efficiency Rating	
Current	Potential
101-110 A	92-100 A
81-100 B	82-91 B
61-80 C	65-81 C
41-60 D	45-60 D
21-40 E	25-40 E
1-20 F	10-20 F
1-10 G	1-10 G

64 68

Northern Ireland

EU Directive 2002/91/EC

## 32 Leitrim Road, Castlewellan, BT31 9BB

Offers Around £465,000

## 32 Leitrim Road, Castlewella, BT31 9BB

This outstanding country home and 8 acre smallholding enjoys great views to the Mourne Mountains and over the surrounding countryside. The accommodation comprises 3 bedrooms (master with ensuite) a superb kitchen/dining/family, a sitting room with woodburning stove, a well appointed family bathroom and separate utility room. There is potential to extend to the roofspace (subject to appropriate approvals). There is a detached matching garage and separate detached workshop and store. The small holding comprises 8 acres which would enable equestrian or family interests to be pursued. The high quality internal specification and easy access to Castlewella Forest Park and the many amenities in the area further enhance the appeal of this property.



### Entrance Hall

Solid wooden flooring. Access to attic which is suitable for conversion with the relevant planning approvals.

### Lounge

**14'01 x 12'04**

Solid wooden flooring. Feature brick fireplace with raised slate hearth with multi fuel stove. Views over the rolling countryside.

### Kitchen/Dining area

**32'11 x 14'02**

Wooden high and low level units with granite worktops. Recess for Rangemaster. Belfast sink. Integrated fridge and dishwasher. Larder cupboard. Feature brickwork at cooker area with beam. Island unit. Tiled floor. open to sitting area with feature brick and multi fuel stove on raised hearth. Double doors to garden.

### Rear porch

Tiled floor. 1/2 stable back door.

### Cloakroom

Low flush w.c., pedestal wash hand basin. Tiled floor.

### Utility Room

**10'02 x 9'03**

Low level units with Belfast sink and storage cupboard. Tiled floor.

### Master Bedroom

**14'0 x 12'04**

Front and side facing with door to walk in wardrobe with shelving and rails leading to ensuite shower room

### Ensuite shower room

**9'05 x 9'0**

White low flush w.c., vanity unit, shower cubicle with wall shower and panels. Tiled floor. Part panelled walls.

### Bedroom Two

**14'11 x 14'02**

Front facing.

### Bathroom

**10'07 x 10'2**

White high flush w.c., feature wash hand basin, jacuzzi bath, shower cubicle with wall shower. Tiled at splashback. Solid wooden flooring.

### Bedroom Three

**15'0 x 10'04**

Rear facing. Built in robes.

### Detached garage

**24'11 x 15'09**

Roller door. Electric and power

### Detached workshop

**36 x 20**

### Outside

Tarmac driveway with ample parking to the front, side and rear with gardens laid out in lawn with mature shrubs and trees. Raised decking area with beautiful views.

### Approx 8 acres land

Approx 8 acres of land surrounding the property ideal for equestrian interests.













Please note we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

NETWORK STRENGTH - LOCAL KNOWLEDGE



ULSTER PROPERTY SALES

**UPS**

12 English Street  
Downpatrick  
County Down  
BT30 6AB

- |  |                                       |  |                                     |   |
|--|---------------------------------------|--|-------------------------------------|---|
| <b>ANDERSONSTOWN</b><br>028 9060 5200  | <b>BALLYNAHINCH</b><br>028 9756 1155  | <b>CAUSEWAY COAST</b><br>0800 644 4432 | <b>FORESTSIDE</b><br>028 9064 1264  | <b>NEWTOWNARDS</b><br>028 9181 1444     |
| <b>BALLYHACKAMORE</b><br>028 9047 1515 | <b>BANGOR</b><br>028 9127 1185        | <b>CAVEHILL</b><br>028 9072 9270       | <b>GLENGORMLEY</b><br>028 9083 3295 | <b>RENTAL DIVISION</b><br>028 9047 1515 |
| <b>BALLYMENA</b><br>028 2565 7700      | <b>CARRICKFERGUS</b><br>028 9336 5986 | <b>DOWNPATRICK</b><br>028 4461 4101    | <b>MALONE</b><br>028 9066 1929      |   |