



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating	
Current	Potential
44	44
This energy efficient home energy code	
A	
B	
C	
D	
E	
F	
G	
44	44

Northern Ireland

14 Eliza Close, Newcastle, BT33 0RN

£325,000

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A delightful Detached Family Home with little left to do but move in. Situated in a quiet and popular development on the outskirts of the seaside town of Newcastle.

Internally, the property has been well cared for by its present owners and offers flexible accommodation depending on your family's needs. The property comprises : Bright and spacious Lounge, Dining room, Kitchen / Dining / Living room with recently installed kitchen. Master Bedroom with Ensuite shower room, Guest Bedroom and family bathroom. On the first floor there are two further Bedrooms and a Shower room. The property also benefits from Double Glazing, Oil fired central heating system and a Detached matching garage.

The seaside town of Newcastle offers a range of activities from Sandy beaches, Coastal and Forest walks, hiking in the Mourne Mountains, Golf courses as well as excellent shopping and many fine restaurants and coffee shops.



Reception Hall

Mahogany front door and double glazed side panels. Large Cloakroom, Dado rail, Ceramic tiled floor.

Double opening glazed doors to :

Lounge

16'10" x 12'10" into bay

Carved Mahogany Fireplace, Marble inset and Hearth, Gas point, Cornice ceiling, Dado rail.

Dining Room

10'7" x 9'5"

Laminate wood floor

Kitchen / Dining / Living

21'3" x 10'

One and a half tub sink unit with mixer taps, Extensive range of high and low level units, Formica work tops, Hotpoint Four ring ceramic hob, Under oven, Extractor fan, Concealed lighting, Plumbed for Dish washer, Partially tiled walls. Double glazed sliding patio doors to rear garden. Dining and Living area.

Utility Room

10' 4" x 5'5"

Stainless steel sink unit with mixer taps, Formica work tops, Plumbed for washing machine, Vented for tumble drier, Housing for Fridge Freezer, Fully tiled walls.

Inner Hall

Master Bedroom

13'0" x 11'0"

Laminate wood floor.

Ensuite Shower Room

Cream suite comprising : Fully tiled shower cubicle, Mira electric shower, Pedestal wash hand basin, Low flush wc, Ceramic Tiled Floor.

Bedroom 2

12'0" x 11'0"

Laminate wood flooring

Bathroom

White Suite Comprising : Panelled bath, Mixer taps, Telephone hand shower, Pedestal wash hand basin, Low flush wc.

First Floor

Bedroom 3

15'2" x 12'0"

Access to under eaves storage.

Bedroom 4

12'7" x 11'0"

Extensive range of Built in robes with Mirrored Sliding doors, Access to under eaves storage.

Shower Room

White Suite comprising : Fully tiled Shower cubicle, Mira Electric shower, Pedestal wash hand basin, Low Flush wc, Panelled walls, Ceramic tiled floor.

Landing

Cloaks Cupboard
Linen Cupboard

Outside

Detached Matching Garage with Oil Fired Boiler.
PVC Oil Tank
Tarmac driveway with ample car parking
Enclosed gardens to rear laid in lawns, Sun patios
Outside light, Outside tap.
Front Garden laid in lawns.







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

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9047 1515