



ULSTER PROPERTY SALES

# UPS


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

Northern Ireland

EU Directive 2002/91/EC

## 14 Eliza Close, Newcastle, BT33 0RN

£325,000



# 14 Eliza Close, Newcastle, BT33 0RN

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 it's 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

**FORETSIDE**  
028 9064 1264

**GLENGORMLEY**  
028 9083 3295

**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9047 1515