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# 10 Mourne Park Castlewellan

BT31 9BZ



## *Semi Detached Bungalow*

This semi-detached bungalow is situated just off Dublin Road, within walking distance of the town centre and with Castlewellan Forest Park in close proximity. Offering sizeable accommodation, this property is further complimented by private parking, garage space and enclosed rear yard.



- Lounge, Kitchen/Diner
- 3 Bedroom
- Shower Room
- PVC Double Glazed Windows and Doors
- PVC Fascia and Soffit
- Oil Fired Heating
- Garage
- Offers in the Region Of £179,500

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	64 D
39-54	E		
21-38	F		
1-20	G		

## THE PROPERTY COMPRISES:

**Porch:** Tiled floor, PVC double glazed window.

**Hall:** Semi-solid wood floor, cloak cupboard.

**Lounge:** 11' 5" x 15' 7" (3.48m x 4.75m)  
Fireplace with tiled hearth, oak floor. Double doors to kitchen.

### Kitchen/

**Dining Area:** 9' 1" x 16' 8" (2.77m x 5.08m)

High and low level units with laminate cupboards and work surfaces, corner stainless steel sink, plumbed for washing machine, space for cooker, extractor fan, part tiled floor, part wall tiling.

**Bedroom 1:** 9' 7" x 9' 9" (2.92m x 2.97m)  
Laminate floor, built-in wardrobes.

**Bedroom 2:** 11' 2" x 8' 5" (3.40m x 2.56m)  
Laminate floor, built-in wardrobes.

**Bedroom 3:** 11' 4" x 10' 6" (3.45m x 3.20m)  
Laminate floor.

**Shower Room:** 6' 6" x 5' 6" (1.98m x 1.68m)  
Quadrant shower cubicle, WHB, WC, wall tiling, tiled floor.

### Airing Cupboard

**External:** Front - Tarmac driveway, lawn.

Rear - Enclosed paved yard, PVC oil tank.

Semi-detached garage - Roller door, oil-fired boiler.

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

