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## 41 Marguerite Park Newcastle

BT33 0PE



### *Detached Bungalow*

This three bedroom bungalow is situated in a peaceful residential area off Bryansford Road. The rear of the property has a southern aspect and has good views of the Mourne Mountains.



- **Sitting Room, Kitchen/Dining Area**
- **3 Bedrooms**
- **Modern Shower Room**
- **Oil Fired Central Heating, Condenser Boiler**
- **PVC Double Glazed Windows and Doors**
- **Detached Garage, Utility Room**
- **Tarmac Driveway**
- **Front & Rear Garden**
- **Offers in the Region Of £250,000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	65 D
39-54	E		
21-38	F		
1-20	G		

## THE PROPERTY COMPRISES:

- Entrance Hall:** PVC double glazed door and side panel. Dado rail, pine tongue and groove ceiling, cloak cupboard.
- Sitting Room:** 20' 8" x 11' 6" (6.30m x 3.51m)  
Hardwood fireplace surround with tiled inset and polished granite hearth.
- Kitchen/Dining Area:** 12' 7" x 9' 7" (3.84m x 2.91m)  
Range of high and low level units with laminate doors and work surface, integrated high level oven, hob. Stainless steel sink and drainer, plumbed for dishwasher, extractor fan. Part wall tiling, pine tongue and groove ceiling with recessed lighting.
- Bedroom 1:** 9' 1" x 10' 1" (2.77m x 3.07m)
- Bedroom 2:** 12' 7" x 9' 10" (3.83m x 2.99m)
- Bedroom 3:** 12' 10" x 9' 10" (3.90m x 2.99m)
- Shower Room:** 7' 10" x 5' 9" (2.38m x 1.76m)  
White suite comprising W.C, pedestal W.H.B, quadrant shower cubicle with electric shower. Wall tiling, pine tongue and groove ceiling.
- Airing Cupboard**
- External:** Front - Tarmac driveway, lawn, flowerbeds, trees and shrubs.  
Rear - Enclosed rear garden with southern aspect, path, patio, lawn, trees and shrubs. Glasshouse, PVC oil storage tank.
- Detached Garage:** 13' 0" x 16' 2" (3.96m x 4.92m)  
Roller door, light and power.
- Utility Room:** 12' 11" x 5' 10" (3.93m x 1.78m)  
Plumbed for washing machine, oil fired boiler, pedestal W.C, W.H.B.
- Viewings:** By Appointments with the Agent.

