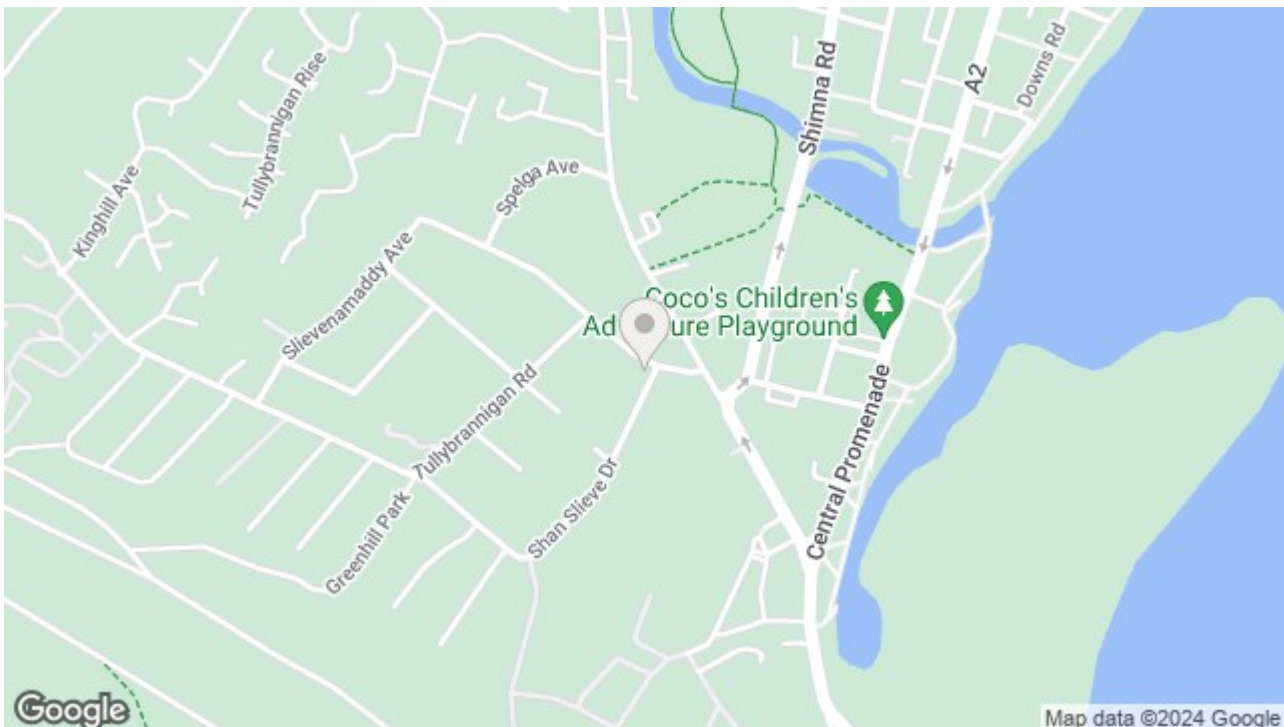




10 TULLYBRANNIGAN ROAD, NEWCASTLE, DOWN, BT33 0DX



OFFERS AROUND £299,950

We are pleased to offer for sale this large extended semi detached home on the ever popular Tullybrannigan Road in the seaside town of Newcastle. The spacious family home was a former B&B and could easily be reestablished into a fantastic business opportunity for someone with very little adaptation.

The property comprises spacious living room, dining room, kitchen, large extended living room to the rear with wood burning stove, five bedrooms, three with ensuite and a family bathroom. Outside the property is situated on a good size site with gardens to the front and rear and off street parking

The property is in convenient location with only a short walk to the town centre and the promenade with the Mourne Mountains on your doorstep.

The property offers a unique opportunity to purchase a charming family home with the added bonus of a business opportunity, so early viewing is advised.



At a glance:

- Extended semi detached home
- Three with ensuite
- Living room
- Family bathroom
- Great location
- Five bedrooms
- Former B & B Business
- Sitting room
- Fantastic views
- Off street Parking

Entrance Hall

Glazed upvc front door, glazed side panels leading to entrance hall. Panelled walls, wood flooring.

Sitting Room

12'10" x 12'0"

Bay window, fireplace with marble inset and hearth, wood surround, solid wood flooring.

Store

3'3" x 8'2"

Dining Room

10'5" x 11'11"

Dining room, tiled flooring, leading to kitchen.

Kitchen

10'5" x 11'5"

Range of high and low level units incorporating gas hob, stainless steel cooker hood with extractor fan, high level electric oven, stainless steel sink unit, plumbed for American style fridge/freezer., plumbed for dishwasher, granite worktops, tiled flooring, leading to living room.

Living Room

16'2" x 18'10"

Spacious living room with multi fuel stove, tiled flooring, sliding patio doors leading to back garden.

Utility Room

6'11" x 6'7"

Plumbed for washing machine, space for tumble dryer, low flush wc.

Bedroom 1

12'0" x 12'0"

Feature fireplace, wood laminate flooring,

En-suite

White suite comprising shower/bath with power shower, pedestal wash hand basin, low flush wc, wall tiling and tiled flooring.

Landing

6'7" x 11'10"

First floor

Bedroom 2

6'7" x 12'0"

Feature bay window, cast iron fireplace.

En-suite

3'7" x 7'10"

White suite comprising tiled shower unit, low flush wc, pedestal wash hand basin.



Bedroom 3

7'8" x 12'0"

Rear facing room, wood laminate flooring.

En-suite

4'0" x 7'10"

White suite comprising tiled shower unit, low flush wc, wash hand basin.

Bedroom 4

10'8" x 11'6"

Rear facing room, wood laminate flooring.

Bathroom

9'3" x 7'10"

White suite comprising corner bath with shower attachment, wash hand basin with vanity unit, low flush wc, wall tiling and floor tiling.

Bedroom 5

8'2" x 11'10"

rear facing room, wood laminate flooring.

Outside

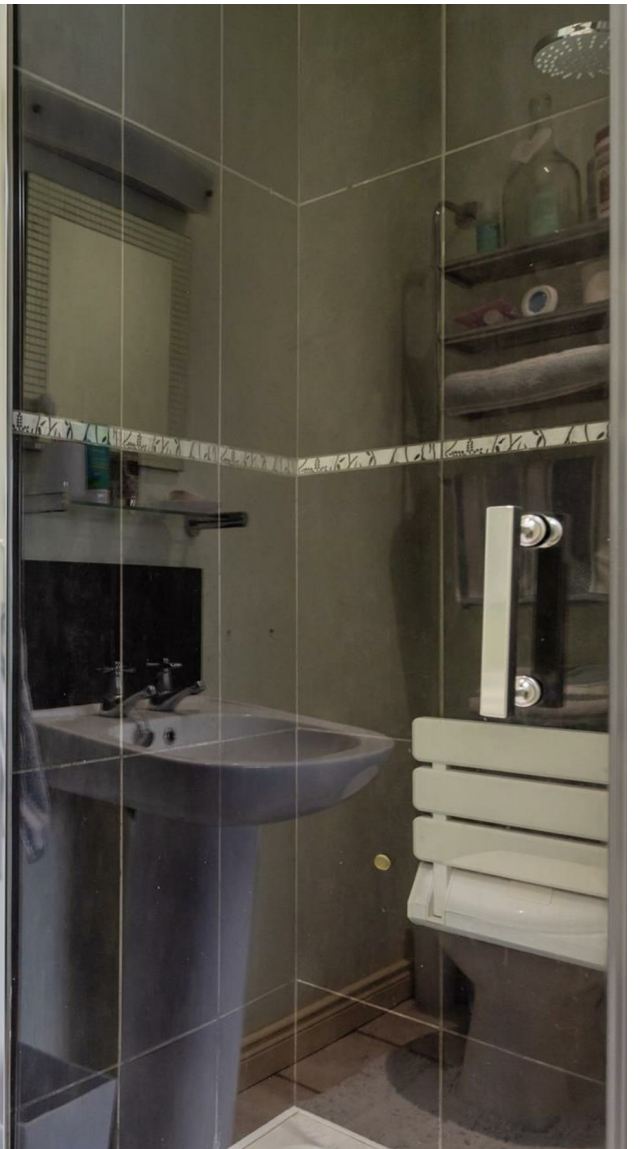
Neat gardens to front and side, laid to lawn with mature planting, pedestrian gate leading to front door. Double gates leading to enclosed rear garden, tiled patio area, lawn and mature planting. Tarmac parking area.

Door to:











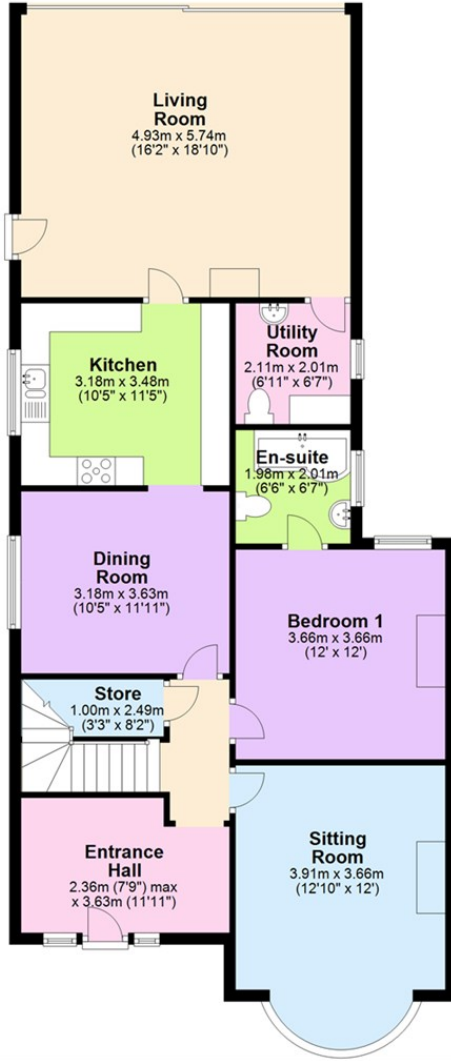






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		67
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Ground Floor



Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

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

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