



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Let's point you in the right..... **DIRECTION**

- 2 x Bedroom Penthouse Apartment
- Views towards nearby Mourne Mountains & Dundrum Bay
- Adjacent parking, Gas central heating

Offers over £124,950



ACCOMMODATION

(All measurements are approximate)

ENTRANCE PORCH:

5'6" x 4'5" (1.69 x 1.37m at widest)
Hardwood security door leading into tiled porch

HALLWAY:

8'2" x 7'4" (2.51 x 2.24m at widest)
Wooden laminate flooring, radiator, socket, door entry intercom handset, telephone point, storage closet with access to roof space, gas boiler

OPEN PLAN LIVING / KITCHEN:

28'4" x 14'4" (8.64 x 4.38m at widest)

Glazed doors leading into open-plan Living / Kitchen area with glazed doors leading to balcony, offering views towards the nearby Mourne Mountains & Dundrum Bay, wooden laminated flooring, tiled floor to kitchen area, stone surround fireplace.

High & low level cream kitchen units with laminated work-top, integrated appliances to include, electric oven, solid plate hob & extractor fan, stainless steel sink, under counter fridge plumbed for washing machine, tiled splashback, velux window, 2 x radiators, 5 x sockets, T.V point, telephone point



BEDROOM 1:

12'11" x 11'9" (3.96 x 3.60m at widest)

Wooden laminate flooring, dual aspect windows, radiator, 4 x sockets



BEDROOM 2:

10'1" x 10' (3.08 x 3.07m at widest)

Wooden laminate flooring, radiator, 2 x sockets



BATHROOM:

7'9" x 7'5" (2.38 x 2.28m at widest)

Corner bath, corner shower cubicle with electric shower, pedestal W.H.B, W.C, subway tiled walls & decorative tiled floor, radiator, extractor



19 Carrigard

Dundrum, BT33 0SG

EXTERNAL:

This 2 x Bedroom penthouse apartment is located in the Carrigard development in Dundrum. The property benefits from gas central heating and adjacent parking.



Rates payable for the year 2023/24 = £878.09

If you are considering the sale of your own property, we would be pleased to provide you with a valuation. We are in a position to introduce you to a Financial Adviser in respect of arranging a mortgage, please ask for details. All measurements are approximate and are for general guidance only. Any fixtures, fittings, services heating systems, appliances or installations referred to in these particulars have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown in included in the property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither do Property Directions nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

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