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21 Wood Grove Castlewellan BT31 9JD



Semi Detached Chalet Bungalow

Located off the Burrenwood Road, this well presented chalet provides excellent family accommodation within easy walking distance of the town and its amenities. This spacious property is further complimented by enclosed front and rear gardens with tarmac driveway and a large detached garage.



- **Sitting Room, Kitchen/Dining Area**
- **4 Bedrooms**
- **Oil Fired Central Heating**
- **PVC Double Glazed Windows**
- **Large Detached Garage**
- **Enclosed Front and Rear Gardens**
- **Offers Over £205,000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	66 D
39-54	E		
21-38	F		
1-20	G		

THE PROPERTY COMPRISES:

- Entrance Hall:** PVC door and side windows, laminate floor.
- Sitting Room:** 11' 10" x 16' 5" (3.60m x 5.00m)
Fireplace with pine surround and tiled hearth, laminate floor, built in display cabinet.
- Hall:** Airing cupboard.
- Kitchen/Dining Area:** 10' 10" x 16' 6" (3.30m x 5.03m)
High and low level units with laminate cupboards and work surfaces, ceramic hob, integrated oven, integrated dishwasher, stainless steel sink and drainer, stainless steel extractor fan, part wall tiling, tiled floor, sliding patio doors to rear garden.
- Bedroom 1:** 9' 5" x 9' 5" (2.87m x 2.87m)
Laminate floor.
- Bedroom 2:** 11' 9" x 9' 7" (3.58m x 2.92m)
Laminate floor.
- Cloakroom:** WC, WHB, tiled floor.
- First Floor:** Spacious landing with under eaves storage.
- Bedroom 3:** 12' 8" x 14' 5" (3.86m x 4.39m)
Built in cupboards, dressing table, under eaves storage.
- Bedroom 4:** 11' 11" x 7' 10" (3.63m x 2.39m)
Roof window.
- Bathroom:** 7' 10" x 5' 9" (2.39m x 1.75m)
White suite comprising panel bath with shower and glass panel, WC, WHB, tiled floor, part wall tiling.
- External:** Front - Enclosed garden with tarmac driveway, lawn and shrubs.
Rear - Enclosed garden with lawn, patio, PVC oil tank. Large detached garage - roller door, oil fired boiler.

Viewings By appointment with the Agent

