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62 Demesne Road Seaforde BT24 8NS



Detached Bungalow

Situated on an elevated site on the outskirts of the picturesque village of Seaforde, this three bedroom detached bungalow offers generous family accommodation including a garage and substantial outside space extending to just under one acre. This property also benefits from convenient access to Ballynahinch, Downpatrick, Newcastle and the surrounding areas.



- **Sitting Room, Kitchen/Dining Area, Utility Room, Sun Room**
- **3 Bedroom**
- **Integral Garage**
- **Driveway and Parking Area**
- **Grounds Extending to just under 1 Acre**
- **Mahogany Woodgrain PVC Double Glazed Windows**
- **Oil Fired Central Heating**
- **Solar Panels**
- **Offers in the Region Of £249,500**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THE PROPERTY COMPRISES:

- Entrance Hall:** PVC double glazed door and side window, light oak floor.
- Sitting Room:** 11' 10" x 14' 8" (3.60m x 4.47m) Fireplace with wood burning stove, polished granite hearth, light oak floor, recessed lights, archway to sunroom.
- Sun Room:** 11' 9" x 11' 9" (3.58m x 3.58m) Oak flooring, pine tongue and groove ceiling, door to patio.
- Kitchen/
Dining Area:** 21' 9" x 12' 7" (6.62m x 3.83m) High and low level units with oak doors and laminate work surfaces. Rangemaster double oven with five gas and two electric hobs, extractor fan, double Belfast sink with granite work surface and drainer, built in larder unit, slimline dishwasher, laminate floor, oak floor to dining area, part wall tiling.
- Utility room:** 8' 5" x 17' 9" (2.56m x 5.41m) High and low level units with oak doors and granite work surfaces, Belfast sink, plumbed for washing machine, laminate floor, two storage cupboards, door to integral garage.
- Bedroom 1:** 13' 9" x 11' 8" (4.19m x 3.55m) Light oak floor, sliding wardrobe with mirror doors, access to dressing room and ensuite. Ensuite comprising WC, pedestal WHB, bidet, electric and thermostat showers, part wall tiling, tiled floor.
- Bedroom 2/ Study:** 9' 1" x 10' 3" (2.77m x 3.12m) Built in wardrobes.
- Bedroom 3:** 8' 7" x 10' 4" (2.61m x 3.15m) Built in wardrobes.
- Bathroom:** 11' 10" x 10' 1" (3.60m x 3.07m) Coloured suite comprising WC, vanity unit with WHB, bidet, bath, shower cubicle with thermostat shower, part wall tiling, tiled floor, airing cupboard.
- Garage:** 18' 0" x 20' 0" (5.48m x 6.09m) Up and over door, lights and power.
- External:** Front - tarmac driveway and parking area, lawn, trees and shrubs, condenser boiler in housing.
Rear - side and rear lawns with trees and shrubs, PVC oil tank. Patio with part brick pavers and concrete, metal store and lean-to glass house, 50 bird Hen House, selection of fruit trees and mains powered outside electricity.

