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9 Rathcillan Court Newcastle

BT33 0UA



Duplex Apartment

Located in the ever popular Rathcillan development off Bryansford Road, this bright and spacious duplex apartment is well presented throughout. To the front there is a communal parking area, and to the rear an enclosed garden with a southern aspect and spectacular views of the Mourne Mountains.



- Open Plan Sitting Room/Kitchen/Dining Area
- 2 Bedroom (both Ensuite)
- Summer Lounge
- PVC Double Glazed Windows
- Oil Fired Central Heating
- Communal Car Parking
- Enclosed Rear Garden with Southern Aspect
- Spectacular Views of the Mourne Mountains
- Offers in the Region Of £220,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

THE PROPERTY COMPRISES:

Entrance Hall: 6' 9" x 11' 8" (2.06m x 3.55m)
Hardwood tongue & groove door and side windows, laminate floor.

**Sitting Room/
Kitchen/Dining Area:** 15' 8" x 23' 8" (4.77m x 7.21m)
High and low level units with laminate cupboards and work surfaces, stainless steel sink and drainer, plumbed for washing machine, extractor fan, laminate floor, part wall tiling. Fireplace with limestone surround and slate hearth, window with views of the Mourne Mountains.

Bedroom 1: 11' 5" x 11' 4" (3.48m x 3.45m)
Laminate floor, views of the Mourne Mountains.
Ensuite (7'9" x 2'9") comprising WC, pedestal WHB, shower cubicle with electric shower, part wall tiling, cork tiled floor.

Bathroom: 7' 8" x 8' 10" (2.34m x 2.69m)
White suite comprising WC, WHB, panel bath with telephone shower, part wall tiling, linoleum floor, airing cupboard.

Staircase to Ground Floor

Bedroom 2: 11' 0" x 14' 9" (3.35m x 4.49m)
Laminate floor, views of the Mourne Mountains. Ensuite WC and WHB.

Summer Lounge: 12' 3" x 14' 7" (3.73m x 4.44m)
(Bedroom 3)
Open plan from hall, views of the Mourne Mountains double patio door to garden.

External: Front - Communal car parking.
Rear – Communal boiler house, PVC Oil tank. Enclosed garden with patio and lawn, southern aspect with striking views of the Mourne Mountains.

Service Charge: £170.00 Per Annum

