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## 26 Newcastle Road Castlewellan

BT31 9DP



### *Detached House*

Conveniently situated on the main Newcastle to Castlewellan Road, this detached home offers spacious accommodation with a large garden and views of the Mourne Mountains. Requiring some modernisation, this is an opportunity to bring this property to its full potential.



- 2 Reception Rooms, Kitchen/Dining Area, Utility Room
- Sun Room
- 4 Bedrooms
- Wet Room and Bathroom
- Detached Garage
- Spacious Garden with Views of the Mourne Mountains
- Mostly Double Glazed Windows
- Oil Fired Heating
- Offers Over £300,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		54 E
21-38	F	24 F	
1-20	G		



## THE PROPERTY COMPRISES:

### Porch:

7' 10" x 6' 2" (2.39m x 1.88m)

Mahogany door with leaded glass, tiled floor.

### Hallway:

Mahogany door with leaded glass, under stair cloak cupboard.

### Living Room:

13' 7" x 11' 8" (4.14m x 3.55m)

Fireplace with wooden surround and cast iron inset, polished granite hearth, cornice ceiling.



### Sun Room:

17' 9" x 8' 9" (5.41m x 2.66m)

Door to rear garden, views of garden and Mourne Mountains.



### Sitting Room:

18' 2" x 12' 0" (5.53m x 3.65m)

Fireplace with mahogany surround, stone inset and hearth, overmantle, cornice ceiling, door to sun room.



### Kitchen:

8' 9" x 17' 9" (2.66m x 5.41m)

High and low level units with hardwood doors and drawers, laminate worksurface, 2 ½ bowl Franke sink and drainer, larder units, laminate floor, part wall tiling.



### Dining Area:

11' 1" x 9' 11" (3.38m x 3.02m)

Laminate floor, archway to kitchen.



### Utility Room:

8' 3" x 7' 10" (2.51m x 2.39m)

Sink unit with stainless steel sink, plumbed for washing machine, tiled floor, door to rear garden.



**Wet Room:**

5' 0" x 6' 3" (1.52m x 1.90m)

WC, WHB, shower cubicle with thermostat shower, wall tiling, floor tiling, recessed lights, heated towel rail, illuminated mirror.



**First Floor:**

Staircase with Mahogany balustrade, leaded glass landing window.



**Bedroom 1:**

8' 8" x 8' 8" (2.64m x 2.64m)



**Bedroom 2:**

18' 5" x 12' 0" (5.61m x 3.65m)

Built-in Mahogany wardrobes.



**Bedroom 3:**

13' 10" x 11' 11" (4.21m x 3.63m)

Built-in vanity unit with WHB.



**Bedroom 4:**

7' 10" x 10' 5" (2.39m x 3.17m)

Cupboard recess.



**Bathroom:**

8' 9" x 6' 3" (2.66m x 1.90m)

Coloured suite comprising WC, WHB, panel bath with electric shower and glass shower panel, wall tiling, airing cupboard.

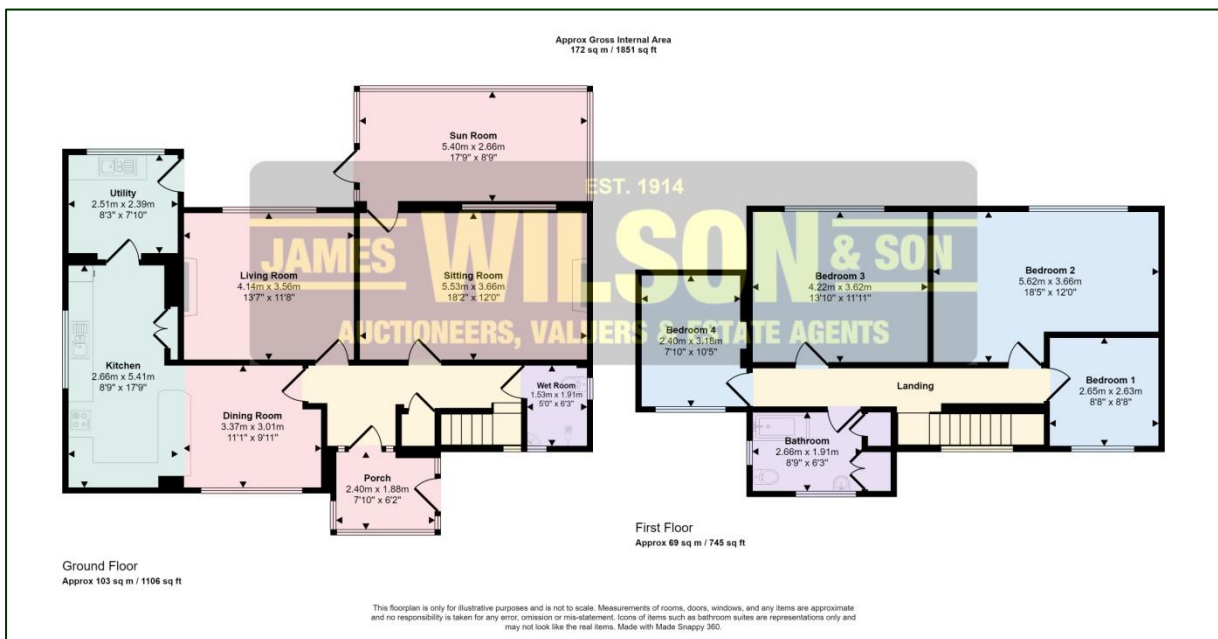




**External:**

Front - Tarmac driveway and concrete parking area. Detached garage with oil fired boiler, lawn and shrubs.

Rear - Spacious garden with mature shrubs and trees, excellent views of the Mourne Mountains, PVC oil tank, glass house, wooden shed.



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