



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

- Tastefully Decorated 4 x Bedroom (1 x En-Suite) Detached Bungalow
- Conveniently located to all the local amenities and schools.
- uPVC Windows, Hardwood External Doors, Oil-Fired Central Heating

Offers in the region of £229,950



ACCOMMODATION

(All measurements are approximate)

HALLWAY:

14'7" x 5'6" (4.46 x 1.70m at widest)

Glazed hardwood door with matching glazed side-panels leading into spacious hallway with oak effect wooden laminated flooring, radiator, Hot-Press and Storage closet, access to Roof Space, recessed spot-lighting, meter cupboard, socket, telephone point



LIVING ROOM:

16' x 14'11" (4.90 x 4.56m into bay)

Oak effect wooden laminated flooring, decorative wooden surround fireplace with tiled cast-iron inset & granite hearth, dual-aspect windows, double radiator, 2 x sockets, T.V point

OPEN PLAN KITCHEN / DINING:

16'4" x 13'1" (4.99 x 3.99m L-Shaped):

Decorative glazed double doors leading into a spacious Kitchen / Dining Area with high & low level modern cream units and butcher block effect work-top and splashback, integrated appliances to include, ceramic hob, oven, dishwasher, fridge / freezer, stainless steel extractor hood, 1 1/2 bowl stainless steel sink, recessed spot lighting, tiled floor, glazed hardwood door leading to tarmac driveway and rear garden, radiator, 4 x sockets



BATHROOM:

7'8" x 7'7" (2.36 x 2.33m at widest)

W.C, pedestal W.H.B, panel bath with telephone head shower attachment, tiled floor, walls 1/2 tiled with decorative border, radiator, extractor fan



BEDROOM 1:

14'9" x 9'10" (4.51 x 3.0m at widest)

Wooden laminated flooring, radiator, 2 x sockets, T.V point

EN-SUITE:

8'9" x 2'11" (2.68 x 0.9m at widest)

Fully-tiled walls & floor, waterproof ceiling panelling, W.C, pedestal W.H.B, shower cubicle with electric shower, radiator, extractor fan



BEDROOM 2:

14'9" x 9'10" (4.51 x 3.0m at widest)

Wooden laminated flooring, radiator, 2 x sockets



BEDROOM 3:

12'8" x 9'10" (3.87 x 3.0m at widest)

Wooden laminated flooring, door leading to rear decking, radiator, 2 x sockets



BEDROOM 4:

9'9" x 8'4" (2.99 x 2.55m at widest)

Wooden laminated flooring, radiator, 2 x sockets

33 Bellfield

Castlewellan, BT31 9RG

EXTERNAL:

This 4 x Bedroom Detached Bungalow is set on a spacious site in a quiet cul-de-sac. The property benefits from manicured lawns and decorative planting to front of property with paved area to front entrance, tarmac driveway to side, spacious enclosed garden to rear with raised decking, external water tap, wooden lean to for storage of oil- tank, housing for boiler.



Rates payable for the year 2023/24 = £1,263.34

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 is 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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