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General Enquiries

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For any enquiry relating to this property, please contact

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**65 Drumgooland Road
Castlewellan
BT31 9QJ**

**Offers In The
Region Of £265,000**

Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times.

Valuation/Mortgage Service

As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

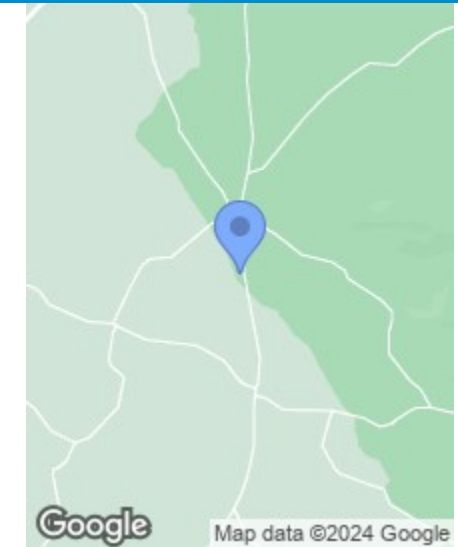
- Detached 2000 sq ft Bungalow
- Four Bedrooms, Master Ensuite
- Spacious Lounge
- Open Plan Kitchen/Dining/Living Area
- Separate Utility Room & W.C
- Three Piece White Bathroom Suite
- Oil Fired Central Heating
- EPC D 59
- Small Development with 4 Houses
- Country Location with Views

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



65 Drumgooland Road

Castlewellan, BT31 9QJ



[Directions](#)

What can we say this home can only be described with two words, eclectic and artistic with the stunning décor throughout. The property reaches over approx 2000 sq ft and provides great open plan living with the option of cosy lounge for those winter months. Four double bedrooms, master ensuite with addition W.C and bathroom. Fantastic family home situated in the hamlet of Dechomet within easy reach of surrounding towns such as Rathfriland, Banbridge or Castlewellan, all within a 20 minute drive.

ACCOMODATION

Entrance hallway with laminate flooring and recessed lighting in corridor. Lounge laid in carpet, marble fireplace and triple window aspect. Extensive open plan Kitchen/Dining/Living area with laminate flooring, multi fuel stove with brick fireplace. Kitchen is a modern walnut unit comprising eye level grill & oven, gas hob, integrated fridge freezer & dishwasher with additional breakfast bar area. Utility room with space for washing machine & dryer with W.C access beside. bedroom one with carpet laid and ensuite which has a tiled floor to include W.C, wash hand basin and shower cubicle. Bedroom two with laminate flooring. Bedroom three with laminate flooring and rear view aspect. Bedroom four again with laminate flooring and rear view aspect. Bathroom with tiled flooring & bath surround comprising bath, W.C and wall hung sink with plumbing in place for shower if required.

OUTSIDE

Situated in a small cud de sac with only four houses total, this home has good off road parking with tarmac driveway to side, mature shrubs to the front and to the rear you have a manageable amount of grass lawn and not one but three patio areas, two paved and once deck area. Private and rural views to the rear leaves you with that country living but not secluded what so ever.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you can email laura.mcgeown@ritchiemclean.co.uk

CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - sales@quinnestateagents.com

Ground Floor

