

51 Main Street
Newcastle
Co. Down
BT33 0AD



t: 028 437 23220
e: info@jameswilson.co.uk
w: jameswilson.co.uk

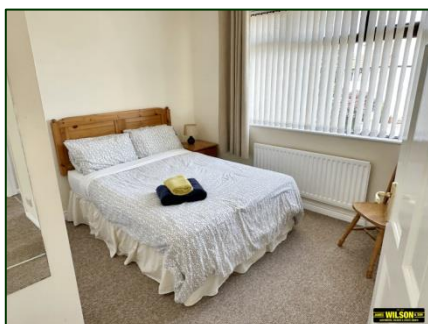
13 Spelga Avenue Newcastle

BT33 0DR



Detached House

This detached house is located in a popular residential Avenue off Bryansford Road within close proximity to the town and all local amenities. The property comprises generous family accommodation with private parking to the front and a spacious rear garden.



- **Sitting Room, Kitchen/Dining Area**
- **4 Bedroom**
- **Spacious Parking Area**
- **Enclosed Rear Garden**
- **Oil Fired Central Heating**
- **PVC Double Glazed Windows**
- **Detached Garage**
- **Offers in the Region Of £269,000**

THE PROPERTY COMPRISES:

- Entrance Hall:** Mahogany glazed door, tiled floor. Cloakroom with WC & WHB.
- Sitting Room:** 11' 9" x 18' 1" (3.58m x 5.51m)
Stone fireplace with inset stove, laminate floor, patio doors to rear garden.
- Kitchen/Dining Area:** 11' 7" x 17' 11" (3.53m x 5.46m)
High and low level units with laminate doors and worksurfaces, corner stainless steel sink and drainer, integrated AEG oven and four burner gas hob, extractor fan, part wall tiling, integrated fridge/freezer, tiled floor, larder, door to patio at rear.
- Bedroom 1:** 10' 7" x 10' 2" (3.22m x 3.10m)
Built-in wardrobe.
- Bedroom 2:** 5' 10" x 7' 1" (1.78m x 2.16m)
- Bedroom 3:** 11' 9" x 10' 4" (3.58m x 3.15m)
- Bedroom 4:** 11' 9" x 7' 1" (3.58m x 2.16m)
- Bathroom:** 10' 4" x 7' 1" (3.15m x 2.16m)
White suite comprising WC, pedestal WHB, shower cubicle with electric shower, panel bath, tiled floor, part wall tiling. Airing cupboard.
- External:** Front - Spacious tarmac parking area, hedge.
Rear - Garden with patio, lawn, trees and shrubs, views of the Mourne Mountains, boiler house and PVC oil tank.
Detached Garage - light and power points. Car Port.
- Viewings:** By appointments with the Agents

