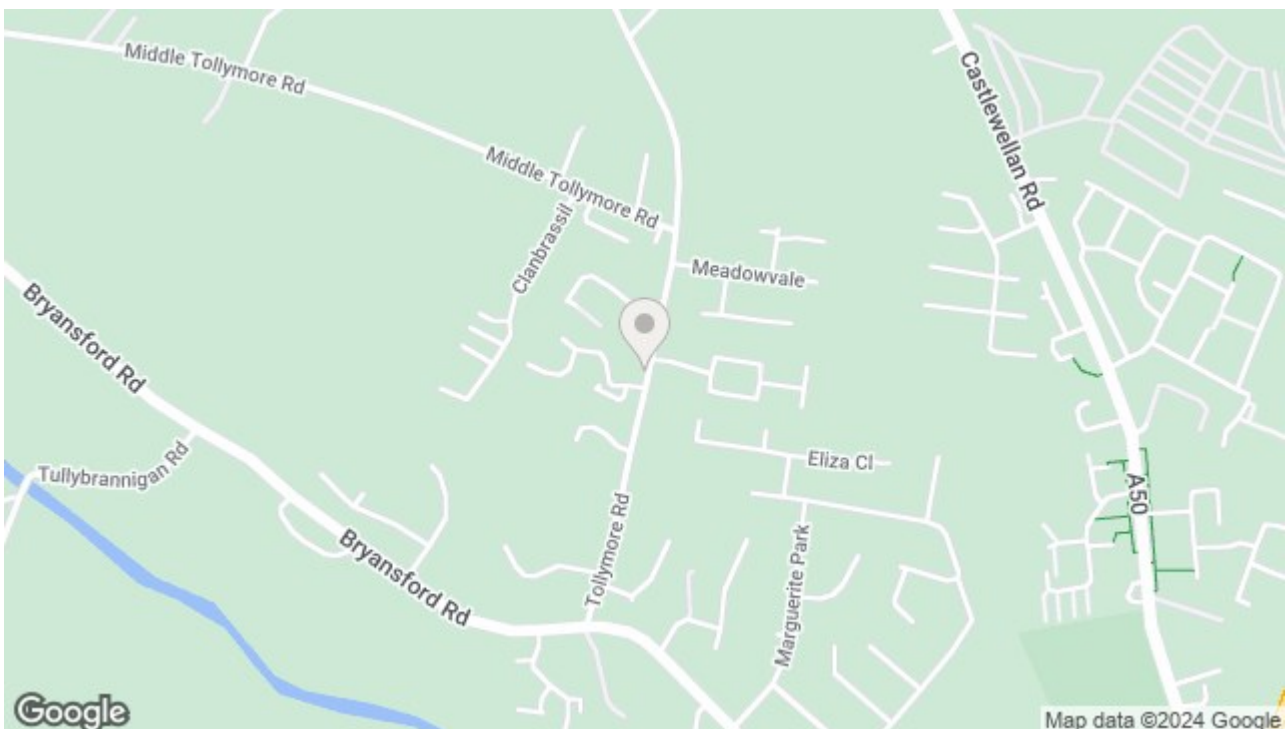




10 TOLLYMORE ROAD, NEWCASTLE, BT33 0JL



OFFERS AROUND £850,000



10 Tollymore Road is a superb detached family residence beautifully located in one of the areas most sought after residential addresses on the periphery of the Town Centre.

The property is perfectly situated on a private mature elevated site with stunning far reaching views over the Irish Sea and the Mourne Mountains. The extensive accommodation currently provides a four bedroom [principal bedroom with ensuite], family bathroom, spacious open plan kitchen/living/dining area with additional drawing room on the next floor with balcony which benefits from the superb view on offer. In addition there is a home office/additional bedroom and lower level games room/playroom with separate outside entrance, integral double garage and utility room.

Externally the property is accessed via electric gates and is surrounded by beautiful well tended gardens with generous parking, carport and garden store.

Newcastle Town Centre has an abundance of local amenities, excellent schooling, restaurants, cafes and one of the worlds finest golf courses at Royal Co Down.





## At a glance:

### Key Features

#### Key Features

Magnificent Detached Family Residence

- Prime Elevated Site with views of Irish Sea and Mourne Mountains
- Spacious, Beautifully presented Accommodation
- Four Bedrooms
- Principal Bedroom with Luxury Ensuite
- Family Bathroom plus Downstairs Cloakroom
- Utility Room With Granite Worktop
- Stunning Open plan Kitchen with Granite Worktops Open to Dining/Living Area with Inglenook Belfast Brick Fireplace with gas fire
- Beautiful Drawing Room
- Home Office/Optional Fifth Bedroom
- Lower Level Games Room/Playroom With Separate Outside Entrance
- Underfloor Oil Fired Central Heating
- Double Glazing
- Beam Vacuum System
- Integral Double Garage
- Electric Gates Leading to Generous Parking, Carport and Garden Store
- Well Maintained Gardens in Lawns, Patio Area and Feature Monkey Puzzle Tree
- Walking Distance of Newcastle Town Centre
- With Its Vast Array of Local Amenities, Cafes, Restaurants and local schools, the Beach and Tollymore Forest Park
- Viewing by Private Appointment

### Cloakroom

Low flush w.c, wash hand basin with vanity unit, fully tiled walls and floor.

### Entrance Hall

### Open Plan living room/dining area/kitchen 40'3 x 19'7

Kitchen - Excellent range of high and low level units, inset double sink with waste disposal unit, granite worktops, tiled floor, American Style Fridge Freezer, integrated dishwasher, microwave and built in coffee machine. Living Area - Inglenook Belfast brick surround fireplace with gas fire, double doors to rear garden, Amtico tiled floor.

### Utility Room

9'7 x 5'8

Range of units with granite worktops and sink unit. Tiled flooring. Door to:

### Integral Garage

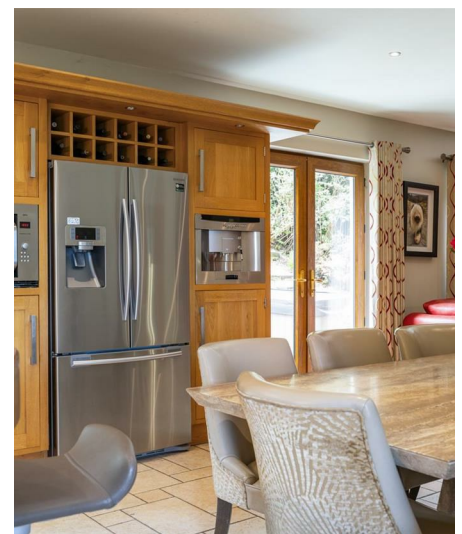
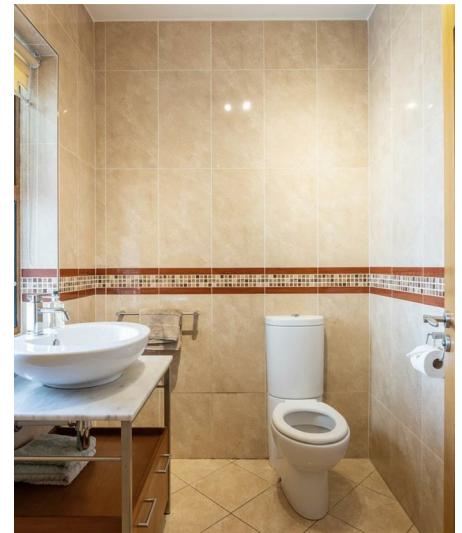
20'11 x 20'4

Beam system. Electric door. Oil fired boiler. Back door.

### Office

13'3 x 12'1

Solid wooden flooring.



## Lounge

19'6 x 15'6

Beautiful views towards the sea including balcony with outstanding views of the Mourne Mountains. Feature Limestone fireplace with gas fire. Natural wooden ceiling beams.

## First Floor

### Master Bedroom with ensuite

21'3 x 20'8

Double aspect views taking in the Mourne Mountains and Irish sea. Ensuite with walk in shower enclosure, low flush w.c. twin wash hand basin with vanity unit. Fully tiled walls and floor. Heated towel rail. Natural wooden ceiling beams in bedroom and ensuite.

### Bedroom Two

17'6 x 10'2

Rear facing.

### Bathroom

Free standing bath with mixer taps and telephone hand shower, walk in shower, low flush w.c. vanity wash hand basin.

### Bedroom Three

14'0 x 12'0

Rear facing.

### Bedroom Four

16'5 x 7'6

Rear facing.

## Lower Ground Floor

### Games Room/gym/office

19'6 x 15'0

Currently used as a games room it could also be used as gym or home office as it has its own private door to the outside.

### Outside

Electric gates to enclosed gardens with ample parking to the front and side, double car port with garden store. Gardens in lawn with mature trees and shrubs. Raised garden area with seating area and mature shrubs and trees.











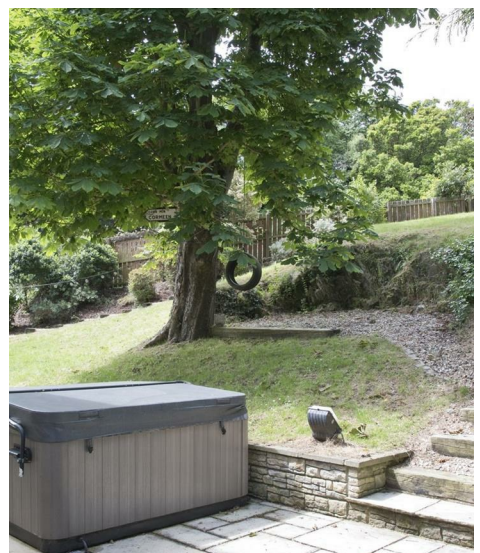





















Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	







Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 4461 4101.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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