



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

- 3 x Bedroom Semi-Detached House with Utility & Cloakroom
- Spacious Enclosed Rear Garden, Tarmac Driveway
- Tastefully decorated throughout, Ideal for First Time Buyers

Offers over £149,950



ACCOMMODATION

(All measurements are approximate)

HALLWAY:

uPVC glazed door leading into tiled entrance hall, neutral carpeted staircase leading to first floor landing, under-stair storage, radiator, recessed spot lighting, socket



LIVING ROOM:

13'8" x 13'6" (4.18 x 4.12m at widest)
Wooden laminated flooring, painted wooden surround fireplace with contrasting granite hearth, recessed spot lighting, radiator, 4 x sockets, T.V point, telephone point



KITCHEN / DINING:

14'2" x 9'3" (4.33 x 2.83m at widest)
High & low level beech effect units with laminate worktop, solid plate electric hob, oven & extractor over, stainless steel sink, tiled floor & splashback, radiator, 4 x sockets, T.V point



UTILITY:

5'11" x 5'9" (1.81 x 1.76m at widest)
Units and worktop to match kitchen, plumbed for washing machine / dryer, tiled floor, glazed uPVC door leading to rear

CLOAKROOM:

5'9" x 3'2" (1.77 x 0.97m at widest)
W.C, pedestal W.H.B with vanity unit surround and matching mirror, tiled floor & walls with decorative border, radiator

FIRST FLOOR:

Carpeted landing leading to 3 x Bedrooms & Bathroom, access hatch to roof space, recessed spot lighting, socket

BEDROOM 1:

12'3" x 11'10" (3.74 x 3.61m at widest)
Wooden laminated flooring, built-in robes, radiator, 2 x sockets, T.V point



BEDROOM 2:

10' x 9'4" (3.05 x 2.85m at widest)
Wooden laminated flooring, radiator, 2 x sockets



BEDROOM 3:

10'2" x 6'8" (3.11 x 2.05m at widest)
Wooden laminated flooring, radiator, 2 x sockets



31 The Links

Ballykinler, BT30 8FE

EXTERNAL:

This 3 x Bedroom Semi-Detached house is located in the coastal village of Ballykinler. The property benefits from an enclosed rear garden with storage shed, patio area, oil-storage tank & housing for boiler, enclosed lawn to front, tarmac driveway.



Rates for the year 2024/25: £777.44

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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