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14 Cedar Heights Bryansford BT33 0PJ



Detached Chalet

Ideally situated in the tranquil village of Bryansford, within walking distance of Tollymore Forest Park and with Newcastle town and all its amenities only a short drive away, this family home offers spacious accommodation including private parking and a detached garage.



- 2 Reception, Kitchen, Utility, Conservatory
- 4 Bedroom (1 Ensuite)
- PVC Double Glazed Windows
- Oil Fired Heating
- Conservatory
- Driveway and Parking Area
- Detached Garage
- Offers in the Region Of £265,000

THE PROPERTY COMPRISES:

- Entrance Hall:** Hardwood door and glazed side panel, slate floor, cloak cupboard.
- Sitting Room:** 11' 9" x 13' 2" (3.58m x 4.01m) Fireplace with wooden surround and granite hearth, laminate floor and cornice ceiling.
- Living Room:** 15' 3" x 9' 5" (4.64m x 2.87m) Laminate floor, cornice ceiling, French doors to conservatory.
- Conservatory:** 9' 9" x 9' 9" (2.97m x 2.97m) Tiled floor, door to garden.
- Kitchen:** 9' 11" x 9' 5" (3.02m x 2.87m) High and low level units with painted doors and laminate work surfaces, integrated oven and ceramic hob, extractor fan, stainless steel sink and drainer, tiled floor.
- Utility Room:** 4' 11" x 6' 5" (1.50m x 1.95m) Plumbed for washing machine, tiled floor, airing cupboard.
- Bedroom 1:** 11' 7" x 8' 8" (3.53m x 2.64m) Laminate floor. Ensuite comprising WC, WHB, electric shower, tiled floor, part wall tiling.
- First Floor:**
- Bedroom 2:** 11' 7" x 19' 2" (3.53m x 5.84m) Laminate floor.
- Bedroom 3:** 11' 11" x 10' 1" (3.63m x 3.07m) (both widest) Laminate floor.
- Bedroom 4:** 11' 9" x 8' 8" (3.58m x 2.64m) (both widest) Laminate floor.
- Bathroom:** 7' 0" x 7' 6" (2.13m x 2.28m) White suite comprising WC, vanity unit with WHB, panel bath with telephone shower, tiled floor, wall tiling.
- External:** Front - Tarmac driveway and parking area, lawn, trees and shrubs.
Rear - Enclosed rear garden with paved path, lawn, trees, shrubs, raised patio area.
- Detached Garage:** 17' 1" x 16' 5" (5.20m x 5.00m) Up and over door, oil fired boiler, light and power.
- Viewings:** By appointment with the Agent.

