51 Main Street Newcastle Co. Down BT33 0AD



t: 028 437 23220

e: info@jameswilson.co.uk

w: jameswilson.co.uk

## 51 Bryansford Avenue Newcastle



**BT33 0LG** 

## **Detached Chalet**

This detached bungalow is ideally located, convenient to Newcastle town centre, promenade and Islands Park. The property is bright, spacious and well presented throughout with a garage, parking to the front and an enclosed garden with patio area to the rear.













- Sitting Room, Kitchen/Dining Area, Utility Room
- 4 Bedroom (2 Ensuite)
- Shower Room
- Tarmac Driveway & Parking Area
- PVC Double Glazed Windows (except garage)
- Oil Fired Heating
- Garage
- Offers in the Region Of £380,000

## THE PROPERTY COMPRISES:

**Entrance Hall:** Mahogany double glazed door, laminate floor, built in cupboards.

Sitting Room: 11' 8" x 17' 8" (3.55m x 5.38m) Fireplace with oak surround, cast iron inset

and granite hearth, laminate floor.

**Kitchen/Dining Area:** 21' 3" x 11' 2" (6.47m x 3.40m) High and low level units with laminate doors

and work surfaces, integrated high level double oven, 5 burner gas hob, extractor fan, integrated fridge/freezer, integrated dishwasher, part wall tiling,

stainless steel sink and drainer, french doors to patio.

**Utility Room:** 9' 8" x 8' 2" (2.94m x 2.49m) (both widest) Airing cupboard, low level units

with stainless steel sink, tiled floor.

**Bedroom 1:** 11' 11" x 19' 8" (3.63m x 5.99m) (both widest) Laminate floor. Ensuite

bathroom - White suite comprising WC, WHB, bath with telephone shower,

recessed lights.

**Bedroom 2:** 13' 9" x 9' 0" (4.19m x 2.74m)

**Shower Room:** White suite comprising WC, WHB, quadrant shower cubicle with thermostatic

shower.

**First Floor** 

**Bedroom 3:** 11' 1" x 17' 10" (3.38m x 5.43m) Built in wardrobes. Ensuite comprising WC

and WHB.

**Bedroom 4:** 10' 0" x 9' 6" (3.05m x 2.89m) (both widest) Laminate floor, airing cupboard.

**External:** Front - Tarmac driveway and parking area, lawn, trees and shrubs, views of

the Mourne Mountains.

Rear- Enclosed garden with patio, lawn, trees and shrubs, two wooden sheds.

**Garage:** Roller door, light and power. Boiler house.

**Viewings:** By Appointment with the Agent.















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