



# 17 CORRY WOOD PARK



## Castlewellan BT31 9NP

- 3 x Bedroom (1 x En-Suite) Terraced House
- Enclosed Garden to Rear
- Recently Decorated throughout
- Conveniently located to nearby Forest Park, local amenities and schools



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

Offers in the region of

# £139,950

## ACCOMMODATION

(All measurements are approximate)

### HALLWAY:

Glazed uPVC door leading into hallway with wooden laminated flooring, pine staircase with neutral carpet, under-stair storage, radiator, meter cupboard



### LIVING ROOM:

17'4" x 12'3" (5.28 x 3.75m at widest)

Glazed double doors leading to rear patio, wooden laminated flooring, feature fireplace alcove, radiator



### KITCHEN / DINING:

15'4" x 10'5" (4.69 x 3.19m at widest)

High & low level gloss units with butcher block effect laminate worktop, electric hob & extractor, eye-level oven & microwave, stainless steel sink, plumbed for washing machine, high-shine floor tiles feature splashback, radiator





### **FIRST FLOOR LANDING:**

Landing leading to 3 x Bedrooms (1 x En-Suite) & Bathroom, Hot-Press, access hatch to roof-space

### **BEDROOM 1:**

9'10" x 9'6" (3.02 x 2.92m at widest)  
Neutral carpet, radiator



### **EN-SUITE:**

6'8" x 6'1" (2.05 x 1.86m at widest)  
Shower cubicle with bi-fold door & electric shower, W.C, pedestal W.H.B, tiled floor & walls with decorative border, heated towel rail, extractor



### **BEDROOM 2:**

9'5" x 9'2" (2.89 x 2.81m at widest)  
Wooden laminated flooring, radiator



### **BEDROOM 3:**

11'8" x 6'8" (3.57 x 2.05m at widest)  
Neutral carpet, radiator

### **BATHROOM:**

6'6" x 5'10" (2.0 x 1.8m at widest)  
White panel bath with electric shower & glazed screen over, pedestal W.H.B, W.C, tiled floor & walls with decorative border, heated towel rail, extractor





# External

Communal parking to front of property, enclosed garden with patio to rear, oil-storage tank and boiler.



**Rates payable for rating year 2024/25 = £753.15**



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