



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	64 D
39-54	E		
21-38	F		
1-20	G		

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

- 4 x Bedroom detached house with garage
- Located in a peaceful development with mountain views
- O.F.C.H, spacious driveway, front and rear garden

Offers over £224,950



ACCOMMODATION

(All measurements are approximate)

ENTRANCE HALLWAY:

18'6" x 3'6" (5.64m x 1.07m)

Wooden door with glass insert leading to an entrance hall providing access to living room on the right and downstairs bathroom on the left. Neutral carpet leading on to staircase, bedroom and kitchen. Radiator, decorative light fixture



LIVING ROOM:

16'5" x 13'7" (5.01m x 4.16m)

Neutral carpet, bright room with views towards the Mourne Mountains. Oak fireplace with marble and granite insert, granite hearth, open fire. X 3 double sockets, T.V. point, radiator, decorative light fixture



KITCHEN/DINING AREA:

16'2" x 11'10" (4.94m x 3.63m)

Tile effect vinyl flooring, kitchen consists of high and low level units with laminate doors and wooden laminate counter tops, half wall tiled splash back, recess for appliances, 1.5 bowl stainless steel sink, electric hob with integrated oven, extractor fan. Access to driveway. x 2 single sockets, x 2 double sockets, radiator



DOWNSTAIRS BATHROOM:

5'9" x 2'11" (1.77m x 0.90m)

W.C, pedestal W.H.B, radiator, tile effect vinyl flooring



HALLWAY/UPSTAIRS LANDING:

Newly laid neutral carpet throughout, double socket, internet point and access to electric cupboard on ground floor. Access to roof space and hot press on first floor

BATHROOM:

7'6" x 7'5" (2.30m x 2.27m)

Corner shower enclosure with electric shower, full height decorative tiling around shower, wooden panel bath, W.C, pedestal W.H.B, half wall tiled with decorative boarder, tile effect vinyl flooring, Velux window



BEDROOM 1:

11'5" x 9'8" (11'5" x 9'8")

Neutral carpet, x 2 single sockets, radiator



BEDROOM 2:

17'3" x 9'8" (5.27m x 2.96m)

Spacious room with neutral carpet, x 1 single socket, x 1 double socket, radiator, storage space access



BEDROOM 3:

10'2" x 8'8" (10'2" x 8'8")

Views towards Mourne Mountains, neutral carpet, x 1 double socket, x 1 single socket, radiator, storage space access



BEDROOM 4:

11'8" x 8'3" (3.56m x 2.53m)

L-shaped room with views towards the Mourne Mountains, radiator, storage space access, x 1 single socket

12 Tullybrannigan Drive

Newcastle, BT33 0TU

EXTERNAL:

Front and rear garden with views towards Mourne Mountains, rear garden is part lawn and part paved. Tarmac driveway to side of property divided by a wooden gate, concealed oil storage tank

GARAGE:

Detached garage with roller door, pedestrian access to side via a wooden door. Oil fired boiler, x 3 double sockets, roof space area floored for storage



Rates payable for the year 2024/25 = £1,166.16

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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