

## Entrance Porch

PVC double glazed front door, 1/2 panelled walls.

## Entrance Hall

Glazed inner door, laminate wooden floor, 1 radiator.

## Living Room

12' 11" x 12' 10" (3.94m x 3.91m)

Attractive cast iron fireplace with slate tiled hearth and feature surround, double radiator.

## Sitting Room / Dining

13' 9" x 12' 11" (4.19m x 3.94m)

Attractive cast iron fireplace with tiled inset, slate hearth and feature marble surround, laminate wooden floor, double radiator.

## Kitchen

13' 0" x 8' 0" (3.96m x 2.44m)

Fitted high and low level units with 1 1/2 bowl stainless steel sink unit and mixer tap, cooker space, plumbed for automatic washing machine, PVC double glazed back door, 1 radiator.

## 1st Floor

Landing, 1 rad.

## Bedroom 1

17' 0" x 9' 7" (5.18m x 2.92m)

Built-in robe, 1 radiator.

## Bedroom 2

13' 10" x 7' 1" (4.22m x 2.16m)

1 radiator.

## Bedroom 3

13' 0" x 8' 0" (3.96m x 2.44m)

Laminate wooden floor, 1 radiator.

## Bathroom

10' 4" x 5' 11" (3.15m x 1.8m)

White suite comprising low flush wc, wash hand basin, bath with mixer tap shower attachment and corner shower cubicle with Triton electric shower unit, 1 radiator.

## 2nd Floor

### Bedroom 4

12' 11" x 9' 6" (3.94m x 2.9m)

Laminate wooden floor, 1 radiator.

## Outside

Front garden. Small enclosed rear concrete yard, boiler house plumbed for automatic washing machine 7' 10" x 6' 4" (2.39m x 1.93m). Outside light and water tap.

## Price:

Offers Around: £69,950

Holding Deposit: £1500

Ref: 4189

## Features:

- \* Oil Fired Central Heating
- \* PVC Double Glazing
- \* Large 2 Storey Extension
- \* Substantial & Spacious Accommodation
- \* Convenient Location To Tesco & Solitude Park
- \* Viewing Highly Recommended

## Appointments:

Please call (028) 4066 2206

Mon – Fri 9am to 5.30 pm

Sat 9.30am to 12 noon

**Making an offer:** As part of our service to all our clients and in order to provide up to date mortgage details along with a quality mortgage service, our mortgage advisors will be asked to contact persons offering on a property. **Holding deposits:** Upon acceptance of an offer, within 24 hours we must ask you to lodge with us a Holding Fee as shown above, which will be refundable up until contract acceptance. **Note:** These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding descriptions and measurements.

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## 4 Prospect Terrace CASTLEWELLAN RD, BANBRIDGE

Adjoining Tesco's & Solitude Park this property is conveniently located with easy walking distance of the town centre, local shops, schools and many other amenities. A substantial dwelling with a large 2 storey extension to the rear ideally suited to a growing family or property investor, some general modernisation works are required but this has been reflected in the asking price, viewing recommended.

### £69,950

Bedrooms	4
Reception	2

**EXTENDED  
4 BED TERRACE  
PROPERTY  
CONVENIENT TO  
ALL LOCAL  
AMENITIES**

