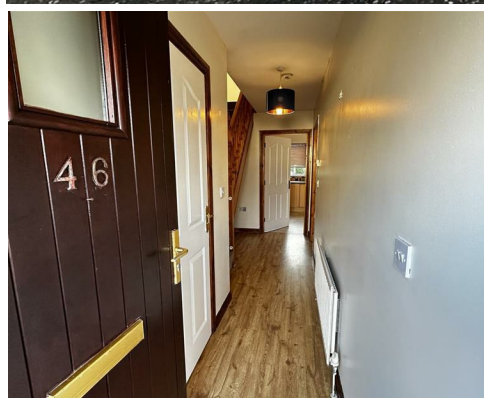




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

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

- 3 x bedroom semi- detached house with off street parking for two cars.
- OFCH and PVC double glazing throughout
- Freshly decorated with neutral walls and flooring.

Offers Over £194,950



Hallway

2'11" x 16'0" (0.91m x 4.90m)

Wooden entrance door, wooden laminate flooring, with neutrally painted walls and beige carpeted stairs. 1 x radiator, heating thermometer and fuse box.

Living Room

12'9" x 17'10" (3.91m x 5.46m)

Wooden laminate floor with light grey painted walls. Open fire with a black hearth and wooden surround, 3 x double electric sockets, WIFI and TV point.

WC

3'2" x 6'5" (0.99m x 1.96m)

Neutrally painted with white pedestal WC and WHB. White tiled back splash.

Kitchen / Diner

10'4" x 14'2" (3.15m x 4.34m)

Grey vinyl flooring, neutrally painted walls, wood effect high and low cupboards, with multi coloured tiled back splash. Stainless steel sink drainer and taps, integrated hob, oven, extractor fan and dish washer. 4 x double sockets and 1 x radiator.

Utility

5'1" x 10'4" (1.57m x 3.15m)

Wood effect high and low cupboards, dark grey work top, grey vinyl flooring, neutral walls. 1 x radiator, 1 x double electric socket and plumbed for a washing machine.

Family Bathroom

7'04" x 6'00" (2.24m x 1.83m)

Cream vinyl floor with partially white tiled walls, a bath and pedestal WHB and WC. 1 X radiator



Bedroom 1

11'8" x 11'3" (3.58m x 3.45m)

Wooden laminate floor, light grey painted walls with a navy patterned feature wall. 1 radiator and 3 x double electric sockets.

Ensuite

3'10" x 8'11" (1.19m x 2.74m)

Cream vinyl floor, partially tiles white walls, white pedestal WHB and WC. Floor to ceiling tiled shower cubical with an electric shower, 1 x radiator.

Bedroom 2

12'2" x 10'5" (3.73m x 3.20m)

Wooden laminate flooring, cream walls, 1 x radiator and 2 x double electric sockets.

Bedroom 3

6'5" x 7'10" (1.98m x 2.39m)

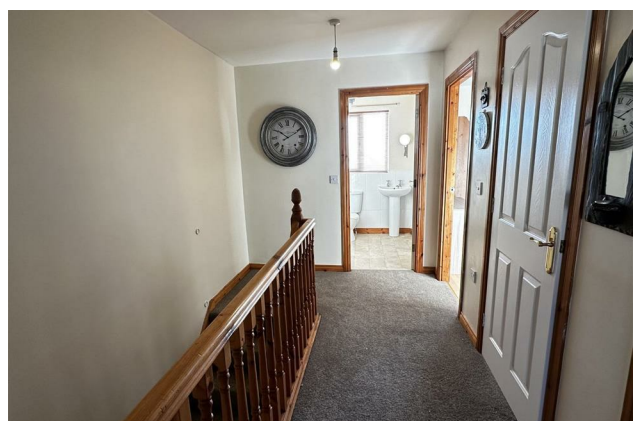
Wooden laminate flooring, light blue walls, 1 x radiator and 2 x double electric sockets.

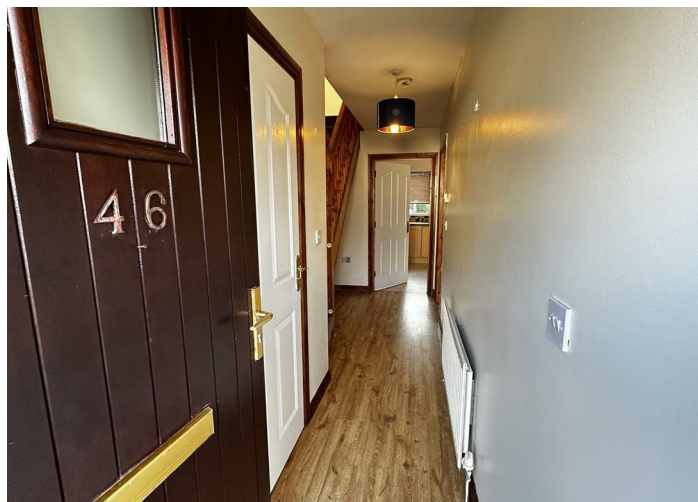
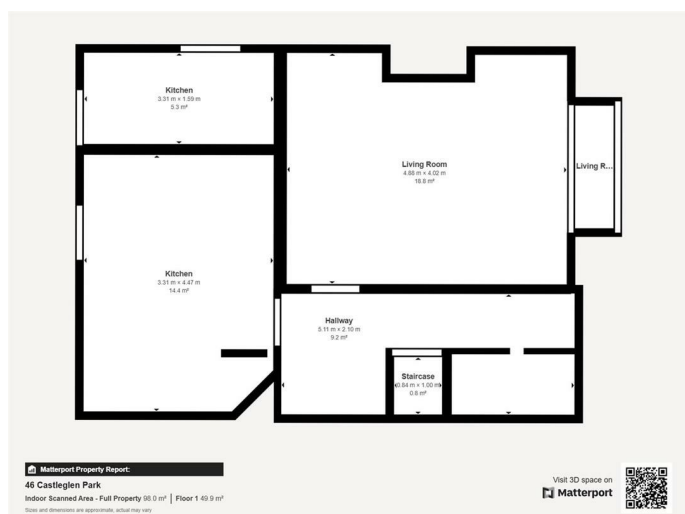
External

Front and rear garden with a gated driveway and views overlooking the nearby fields and Mourne Mountains.

Disclaimer

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 in 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.





If you are considering the sale of your own property, we would be pleased to provide you with a valuation. | We are able 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 in 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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