




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	60
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	

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

- 3 x bedroom detached bungalow on a spacious plot
- Double glazed windows, uPVC guttering, soffit and fascia
- Detached garage with electric, pedestrian and vehicle access

**Offers Over £135,000**

16 Bunkers Hill is a charming detached bungalow located within walking distance to Castlewellan Town, County Down. The property benefits from a spacious garden, detached garage and a private rear yard.

The interior accommodation comprises of three well presented bedrooms, living room, bathroom and kitchen. The property has been well looked after and features tasteful interior touches including matching wooden doors, flooring and skirting.

Externally the property has been updated to include double glazed windows, upgraded uPVC guttering, soffit and fascia. Potential buyers will also benefit from a detached garage which has pedestrian and vehicular access with electricity available.

Please get in touch with our office and a member of our team would be happy to provide you with more information and organise a viewing for you.

#### **ENTRANCE HALL:**

7'5" x 5'6" (2.27m x 1.68m)

White uPVC door with decorative glazed insert leading to a bright entrance porch with one radiator, one double socket and telephone point

#### **LIVING ROOM:**

14'5" x 10'1" (4.40m x 3.08m)

Wooden door leads to a spacious living area which provides access to three bedrooms. Dual aspect room with front garden and rear yard views, laminated wooden flooring with matching doors, skirting and architrave. Oak fireplace with granite hearth and surround, inset electric fire. Three double sockets, T.V point

#### **BEDROOM 1:**

10'9" x 10'9" (3.29m x 3.28m)

Laminated wooden flooring with skirting, door and architrave to match. Front garden views. Two double sockets, T.V point and radiator

#### **BEDROOM 2:**

9'9" x 6'10" (2.98m x 2.09m)

Laminated wooden flooring with skirting, door and architrave to match. Front garden views. Two double sockets, T.V point and radiator

#### **BEDROOM 3:**

9'4" x 6'8" (2.86m x 2.04m)

Laminated wooden flooring with skirting, door and architrave to match. Two double sockets, T.V point and radiator



### HALLWAY:

Closet and roof space access, uPVC door leading to rear yard. Radiator and double socket

### BATHROOM:

6'4" x 5'3" (1.95m x 1.62m)

Full height uPVC wall panelling, quadrant shower enclosure with electric shower, W.C, pedestal wash basin, extractor fan, slate pattern tiled floor

### KITCHEN:

13'6" x 8'4" (4.12m x 2.56m)

Stone effect tiled floor, laminated units and counter tops with tiled splash back to match floor. Electric hob and fan oven, concealed extractor fan overhead, stainless steel sink, recess and plumbing for appliances. Heating controls, four double sockets, one radiator

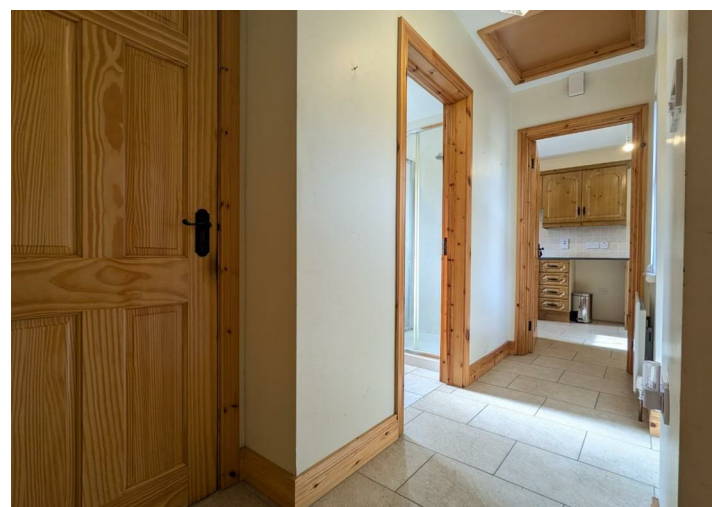
### EXTERNAL:

Property features uPVC double glazed windows, the soffit, fascia and guttering is also uPVC. At the front of the property there is a garden made up mostly of lawn with some shrubs and hedging, it is bordered by a wooden fence, a concrete path leads to the front door and continues to the rear yard.

The rear yard is made up of concrete and contains an oil fired boiler, oil storage tank, access can be gained to path at rear of property. There is a detached garage accessible via a wooden door from the rear yard or via an up and over garage door from the car park to the side of the property.

### 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.



# 16 Bunkers Hill

Castlewellan, BT31 9EB



## Freehold

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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