



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		60
E 39-54	36	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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

- 3 x Bedroom Semi-Detached House in the centre of Castlewellan
- uPVC Windows and Doors, Oil-Fired Central Heating
- Tarmac Driveway and Enclosed rear paved yard
- Recently decorated throughout

Offers over £129,950



ACCOMMODATION

(All measurements are approximate)

ENTRANCE HALL:

uPVC glazed door leading into hallway with neutral carpet and staircase leading to first floor, under-stair storage, double radiator, socket



LIVING ROOM:

21' x 11'8" (6.42 x 3.56m at widest) Wood-effect laminated flooring, mahogany surround fireplace with cast-iron inset & tiled hearth, 2 x radiators, 4 x sockets, decorative wall-lights, coving to ceiling, archway leading to kitchen, glazed double doors leading to dining area



OPEN PLAN KITCHEN / DINING (L-Shaped Conservatory):

26'6" x 19'4" (8.09 x 5.91m at widest)
High and low level beech units with laminated worktop, 1 1/2 bowl stainless steel sink, integrated appliances to include hob, oven, extractor fan, fridge / freezer, plumbed for washing machine / dryer. tiled floor, tiled splash-back to walls, tongue & groove pine ceiling with downlights, glazed double doors leading to rear enclosed yard, lighted ceiling fan, 3 x radiators, 7 x sockets



FIRST FLOOR:

Landing with access to roof-space leading to 3 x Bedrooms and Bathroom



BEDROOM 1:

11'9" x 10'10" (3.6 x 3.31m at widest) Wooden laminated flooring, Built-in storage closet, coving to ceiling, radiator, socket



BEDROOM 2:

10'5" x 10'5" (3.18 x 3.18m at widest) Wooden laminated flooring, Built-in wardrobes, coving to ceiling, radiator, socket



BEDROOM 3:

10'6" x 6'7" (3.21 x 2.03m at widest) Wooden laminated flooring, coving to ceiling, radiator, socket



BATHROOM:

7'8" x 5'11" (2.35 x 1.82m at widest) White suite comprising of W.C, pedestal W.H.B, panel bath with telephone head shower attachment and electric shower over with glazed screen, walls part-tiled with decorative border, wood-effect vinyl flooring, radiator, extractor fan

56 Circular Road

Castlewellan, Co. Down, BT31 9ED

EXTERNAL

Enclosed patio area to rear and side of property, garden shed, oil-storage tank, housing for boiler, water tap, tarmac driveway and small lawn area with shrubbery to front of property

PROPERTY RATING: Rates payable for rating year 2019/20 approximately = £571.72



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.

www.propertydirections.com

Newcastle
E&C Jennings
12 Main Street
BT33 0AD
028 437 27222

Castlewellan
T&P Cowan
31a Main Street
BT31 9DQ
0345 222 11 00

