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## 8 Burrenwood Road Castlewellan

BT31 9DR

*End Terrace House*



Located just off Newcastle Road this spacious end terrace house has been extended to provide a larger Kitchen and Dining Area. There is parking to the side and enclosed garden to the rear. The property is within easy walking distance of the town and amenities.



- **Sitting Room, Living Room, Kitchen/Dining, Shower Room**
- **3 Bedrooms, Bathroom**
- **Oil Fired Central Heating**
- **Mahogany Windows (Partly Double Glazed)**
- **Tarmac Driveway**
- **Enclosed garden to rear**
- **Price: Offers in the Region Of £99,000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63   D
39-54	E	48   E	
21-38	F		
1-20	G		

## THE PROPERTY COMPRISES:

### Ground Floor

- Entrance Hall:** Mahogany door and side windows. Tiled floor, cloak cupboard.
- Sitting Room:** 10' 5" x 12' 8" (3.17m x 3.86m) Tiled fireplace and hearth. Oak floor, cornice ceiling.
- Shower Room:** 10' 4" x 7' 5" (3.15m x 2.26m) W.C, WHB, walk-in shower cubicle. Wall tiling, tiled floor.
- Living Room:** 12' 0" x 14' 4" (3.65m x 4.37m) (both widest) Fireplace with mahogany surround, marble and granite inset and granite hearth. Oak floor, cornice ceiling. Archway to Kitchen/Dining Area.
- Kitchen/Dining Area:** 11' 2" x 13' 3" (3.40m x 4.04m) Range of high and low level units with mahogany finished cupboards and laminate work surfaces. Stoves cooker with five burner gas hob, extractor fan, stainless steel sink and drainer. Integrated fridge/freezer, integrated washing machine. Part wall tiling, tiled floor, Velux roof lights. Door to back garden.

### First Floor

- Bedroom (1):** 8' 9" x 14' 3" (2.66m x 4.34m) (both widest) Built-in wardrobes.
- Bedroom (2):** 12' 10" x 9' 9" (3.91m x 2.97m) (both widest)
- Bedroom (3):** 10' 9" x 10' 6" (3.27m x 3.20m) Built-in cupboard.
- Bathroom:** White suite comprising W.C, WHB, panel bath, part wall tiling.
- Airing Cupboard**
- External:** Front - Lawn, tarmac driveway.  
Rear - Enclosed garden with paved area, lawn and shrubs. Boiler house with oil fired boiler. PVC oil tank, wooden shed and outside tap.

**Viewings:** By appointment with the agents.

