




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>	44	56
(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 Semi-Detached in the centre of Newcastle
- Excellent Opportunity with Period Features
- Plans submitted for extension to the rear

**Offers Over £250,000**



# 18 Bryansford Gardens

## Newcastle, BT33 0EQ

Property Directions are pleased to present 18 Bryansford Gardens to the market. Ideally located within walking distance of Newcastle Town Centre, this three-bedroom semi-detached property offers spacious and flexible accommodation in a highly desirable setting. With stunning views of the Mourne Mountains from the rear garden, the home enjoys a peaceful yet central position, close to local amenities, schools, and outdoor attractions.

Internally, the property comprises three bedrooms, two bathrooms, a dining room, and a bright living room. Externally, a tarmac driveway provides off-street parking to the front, while the generous rear garden offers excellent potential for extending (subject to necessary approvals).

Whether you're looking for a family home, a holiday retreat, or an investment opportunity, 18 Bryansford Gardens presents a fantastic opportunity in one of Newcastle's most convenient and scenic locations.

### Entrance Hall

This elegant hallway features high ceilings adorned with intricate cornicing and a classic dado rail. The grey carpet flooring and patterned wallpaper create a harmonious backdrop, while the ornate banister adds a touch of sophistication. Two radiators ensure the space remains comfortably warm, and a single electric socket provides convenient access to power.

### Living Room

10'7" x 18'0" (3.23m x 5.49m)

The living room features a traditional open fire with a wooden surround and a cream-tiled hearth. The bay window offers picturesque views towards the Mourne Mountains. The grey carpet flooring complements the neutral wall tones, which are highlighted by a dado rail and a picture rail. The space is equipped with four double electric sockets, two aerial points, and one Wi-Fi point.

### Dining Room

12'2" x 8'9" (3.71m x 2.67m)

This well-appointed room features durable vinyl flooring in a grey tone complementing the neutral hue of the walls. A single radiator ensures the space remains comfortably warm, while two double electric sockets offer ample power outlets for your convenience.

### Kitchen

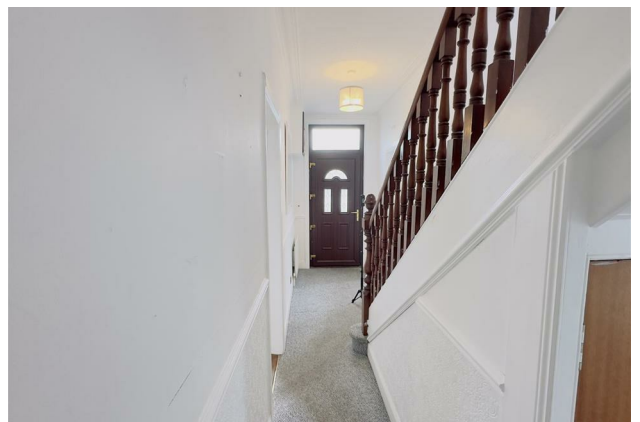
14'7" x 8'7" (4.47m x 2.62m)

This well-appointed kitchen features high and low oak cupboards, complemented by a cream worktop and matching cream-tiled backsplash. The grey vinyl flooring adds a contemporary touch. Integrated appliances, including an extractor fan, gas hob, oven, and microwave. It is also plumbed for a washing machine, offering added convenience. The kitchen includes five double electric sockets and one single socket, ensuring ample power supply for various appliances. Additionally, there is an aerial point to accommodate television connectivity.

### WC

3'6" x 3'6" (1.07m x 1.07m)

This functional bathroom is equipped with a pedestal WHB and a WC. The durable vinyl flooring offers a practical solution for everyday use, while the single radiator ensures the room remains comfortably warm.



## Bathroom

6'3" x 5'11" (1.926 x 1.818)

This well-appointed bathroom features a P-shaped bath, offering a spacious bathing area complemented by an overhead electric shower. The pedestal wash hand basin and low-level WC are elegantly designed, contributing to a clean and modern aesthetic. The walls are fully tiled, complementing the grey vinyl flooring. A single radiator ensures the room remains comfortably warm.

## Bedroom 1

10'7" x 8'10" (3.232 x 2.713)

This double bedroom offers views of the rear garden, providing a tranquil retreat. The room is wallpapered and carpeted, creating a cosy and inviting atmosphere. A picture rail runs along the perimeter, seamlessly continuing the period features throughout the home and adding a touch of classic elegance.

## Bedroom 2

10'6" x 11'2" (3.221 x 3.424)

This spacious double bedroom boasts a bay window that frames stunning views towards the Mourne Mountains. The room is carpeted and wallpapered. Two radiators ensure the space remains comfortably warm, while two double electric sockets and a telephone point offer modern convenience for your electronic needs.

## Bedroom 3

8'8" x 12'4" (2.659 x 3.772)

Third double bedroom, carpeted and wall papered. 1 x radiator with 2 x double electric sockets.

## External

This property boasts a detached single garage, providing secure storage or potential workspace. The spacious driveway offers off-road parking for up to two vehicles and to the rear, a patio area serves as an ideal setting for outdoor relaxation or entertaining. The extensive garden extends beyond, offering panoramic views towards the Mourne Mountains, creating a tranquil and picturesque environment.

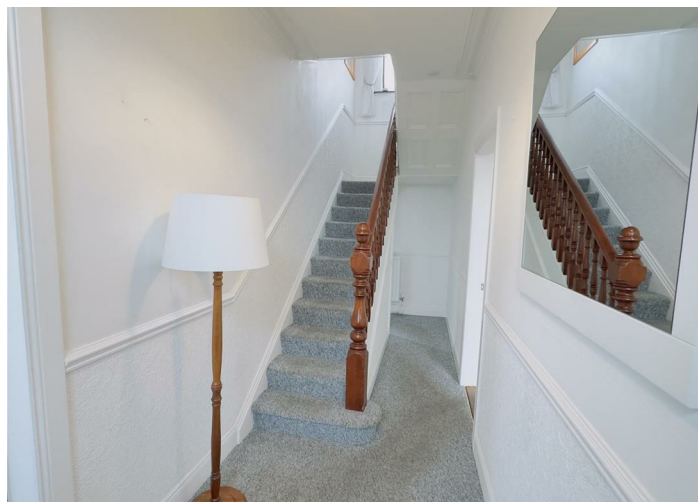
## Disclaimer

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.







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