



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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 house in the popular Clanbrassil Development
- Private rear garden and patio area backing on to open fields
- Gas central heating, highly efficient property with a 'B' energy rating

**Offers Over £279,950**



**ENTRANCE HALL:**

(20'9" x 6'7") ((6.33m x 2.03m) )

Green composite door with glazed insert and side panel opening up to a hallway providing access to ground floor rooms and staircase. Oak effect laminated wood flooring throughout, pale green wall colours, recessed down lights, one double socket, one radiator, under stair store cupboard, provision for an intruder alarm

**LIVING ROOM:**

Oak door leads to a bright living room with contemporary paint colours and views of the front garden and the communal green space. Further features include an inset Gazco gas stove on a granite hearth, laminated wood flooring, thermostat controls, four double sockets and one radiator

**WC:**

Ground floor WC with an electric mirror over a wall mounted wash basin with a decorative tile splash back, WC, laminated wood flooring, radiator

**KITCHEN DINING AREA:**

Spacious kitchen and dining area overlooking the private rear garden, light grey porcelain tiled floor, modern paint colours and recessed spot lighting. Further features include butcher block effect counters and a range of light coloured shaker style units with traditional knobs and handles. Integrated appliances include a fridge freezer, washing machine, Blanco 1.5 bowl with a stylish dual lever mixer tap, Hotpoint induction hob with modern extractor fan overhead, Hotpoint Double Oven

Sitting area leads off to external patio area through glazed French doors. There are also five double sockets and one radiator

**UPSTAIRS LANDING:**

Light coloured neutral carpet leading from staircase, access to three bedrooms, bathroom, hot press and roof space, one radiator

**BEDROOM 1:**

Generously sized primary bedroom with countryside views and attached ensuite. Light beige carpet continued from hallway, oak door, four double sockets, one radiator

**EN-SUITE:**

Spacious ensuite featuring a walk in shower with a sliding screen and thermostatic shower. Full height wall tiling throughout and modern paint colours to match bedroom. WC, wall mounted wash hand basin, heated towel rail, electric mirror and an extractor fan

**BEDROOM 2:**

Double bedroom with views towards the fully maintained development green area, pale green wall colours, neutral coloured carpet, three double sockets, one radiator

### BEDROOM 3:

Bedroom to rear of property which enjoys stunning countryside views, carpet continued from landing, modern wall colours, two double sockets and one radiator

### BATHROOM:

Main bathroom featuring a panel bath with a fully tiled splashback, thermostatic shower and a pivot screen. Ceramic floor tiles, wall mounted basin with tiled splash back and electric mirror. Chrome heated towel rail, extractor fan, spotlights and a low flush WC

### EXTERNAL:

Neatly landscaped front garden with decorative planting and a low maintenance lawn. Tarmac driveway at the side of property, access to rear garden through a wooden gate. Enclosed rear garden consists of a lawn and patio area. Access to indoor living space through uPVC French doors.

### 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.



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.

**propertydirections.com**

**Newcastle**

E&C Jennings  
12 Main Street  
BT33 0AD  
02843727222

**Castlewellan**

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

naea f i y pd  
**propertymark**

**The Property  
Ombudsman**

**tsi**  
**APPROVED CODE**  
TRADINGSTANDARDS.GOV.UK