



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	67
Northern Ireland		EU Directive 2002/91/EC 

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

Offers Over £194,500



Hallway

Spacious entrance hall with two toned cream floor tiles, wood panelling on the walls with a picture rail. Access to the hot press and a generous cloakroom. 2 x radiators, 1 x single electric socket and electricity meter cupboard.



Living Room

11'8" x 14'7" (3.58m x 4.47m)

South facing living room with an open fire, a black marble hearth and a cream marble surround. Wood effect laminate flooring, 1 x radiator, 3 x double electric sockets, 1 x single electric socket, a WIFI and aerial points.



Kitchen / Diner

11'8" x 12'7" (3.58m x 3.86m)

Cream floor tiles with oak high and low kitchen cupboards and a dark laminate work surface. Cream tiled back splash and a stainless steel sink, drainer and mixer tap. There is an integrated fridge freezer, oven, hob and extractor fan with 1 x radiator, 2 x double electric sockets and 2 x single electric sockets.

Bathroom

8'3" x 8'5" (2.54m x 2.59m)

Black tiled floor with floor to ceiling black and white floor tiles. Pedestal WHB, WC and bath. Enclosed cubical with an electric shower, 1 x radiator and extractor fan.

Bedroom 1

9'10" x 12'7" (3.02m x 3.86m)

Laminate wood flooring, 1 x radiator, 2 x double electric sockets, 1 x single electric sockets and rear facing windows.

Bedroom 2

9'10" x 14'9" (3.02m x 4.50m)

Second bedroom with views towards the Mourne Mountains, laminate flooring, 1 x radiator, 2 x single electric sockets, 1 x double electric socket and an aerial point.

Bedroom 3

10'0" x 9'6" (3.05m x 2.92m)

Third bedroom with views towards the Mountains, 1 x radiator, 3 x single electric sockets and laminate flooring.

WC

2'7" x 5'10" (0.79m x 1.80m)

Pedestal WC and a small hand sink, cream floor tiles and 1 x radiator.

External

Paved driveway and ramped access to the front entrance. A neat front garden enclosed with a black wooden fence with panoramic views of the Mourne Mountains. The rear garden is fully enclosed with gated access to the driveway, a small patioed area and a garden shed.

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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