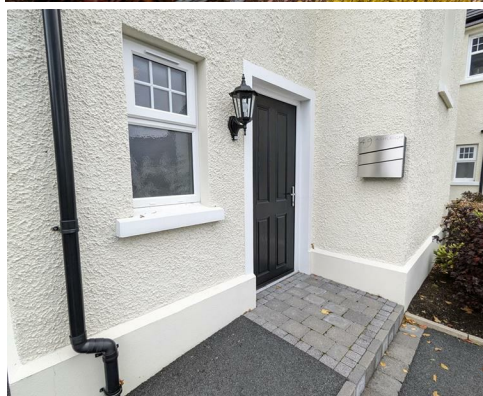




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

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

£1,200 Per Month

ENTRANCE HALLWAY:

14'5" x 5'8" (at widest) (4.40m x 1.73m (at widest))

Composite front door leading to an entrance hall with Herringbone style white oak flooring, access provided to W.C, cloakroom, kitchen and staircase

DOWNSTAIRS W.C

5'6" x 3'1" (1.68m x 0.96m)

Tiled floor, W.C, W.H.B

KITCHEN:

30'1" x 13'4" (9.18m x 4.07m)

Open plan to living area, hardwood flooring throughout, recessed spot lighting, feature walls of 'cooking apple' and 'green smoke' green. High and low level handleless units with pull out shelving, x5 ring induction hob, concealed overhead extractor, Calcutta gold quartz counter tops, recess and plumbing for dishwasher and washer/dryer, 1.5 bowl sink. Island with recess for seating, additional handle-less units, matching quartz countertops. X6 double sockets and concealed fuse switches, T.V point, x 2 radiators

LIVING/DINING AREA:

20'1" x 11'8" (6.14m x 3.58m)

Dual aspect room, open plan to kitchen, hardwood flooring continued from kitchen. Charnwood Aire 5 Stove with a Skamotec panelled enclosure, stone hearth, x4 sockets, T.V point, radiator

BEDROOM 1 (PRIMARY):

13'3" x 10'8" (4.04m x 3.27m)

Views towards rear garden, wool loop beige carpet, x3 double sockets (2 with USB compatibility), T.V point. Access to walk in wardrobe, recessed spot lights and radiator

BEDROOM 2:

11'10" x 9'6" (3.63m x 2.92m)

Beige wool loop carpet, x 1 radiator, x3 sockets (1 with USB compatibility)

BEDROOM 3:

11'8" x 8'5" (3.58m x 2.57m)

Beige wool loop carpet, x 1 radiator, x3 sockets (1 with USB compatibility)

BATHROOM:

11'10" x 9'5" (at widest) (3.62m x 2.88m (at widest))

Tiled floor, full height wall tiling with decorative border, panel bath with mixer tap, back to wall W.C, floating dark wood vanity unit, corner shower enclosure with rain fall shower head and handset, polished chrome heated towel rail, extractor fan, recessed spot lighting

EXTERNAL/OUTBUILDING:

Externally the property consists of a spacious tarmac driveway to the front with ample car parking space, there is also side lawn and a flower bed with various shrubs. The rear garden consists of an elevated lawn with beautiful mature trees and stunning views of the Mourne Mountains.



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.

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