



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	67 D
39-54	E		
21-38	F		
1-20	G		

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

- 3 x Bedroom Terraced House
- uPVC Windows and Oil-Fired Central Heating
- Convenient to local schools and amenities

Offers in the region of £139,950



ACCOMMODATION

(All measurements are approximate)

HALLWAY:

12' x 3'10" (3.66 x 1.19m at widest)

uPVC glazed door leading into hallway, wooden flooring, radiator, carpeted staircase

LIVING ROOM:

13'5" x 11'3" (4.09 x 3.45m into bay window)

Wooden surround fireplace with tiled hearth, wooden laminated flooring, coving to ceiling, radiator, 3 x sockets

KITCHEN / DINING:

15'10" x 11'4" (4.83 x 3.46m at widest)

High & Low level units with laminated worktop, 1 ½ bowl stainless steel sink, plumbed for washing machine, 5 x ring gas range cooker, stainless steel extractor hood, under-stair storage closet, tiled floor, radiator, 7 x sockets

CLOAKROOM:

5'9" x 2'6" (1.77 x 0.78m at widest)

W.C, pedestal W.H.B, tiled floor & splashback, radiator.

Glazed uPVC door leading to rear



FIRST FLOOR LANDING:

Landing with hot-press and ample storage, access hatch to roof space

BEDROOM 1:

11'3" x 10'2" (3.45 x 3.12m at widest)

Wooden laminated flooring, storage closet, radiator, 3 x sockets



BEDROOM 2:

11'5" x 9'8" (3.48 x 2.97m at widest)

Wooden laminated flooring, storage closet, radiator, 3 x sockets



BEDROOM 3:

8'5" x 7'3" (2.59 x 2.21m at widest)

Wooden laminated flooring, radiator, 2 x sockets



BATHROOM:

7'8" x 6'6" (2.35 x 1.99m at widest)

Shower cubicle with mixer shower, panel bath with central taps, Vanity W.H.B, W.C, heated towel rail, tongue & groove panelled ceiling, tiled floor and walls with decorative border

46 Station Avenue

Castlewellan, BT31 9PH

EXTERNAL:

Lawn area to front of property with wall surround, enclosed rear paved yard with shed, oil-storage tank & housing for boiler.



Rates payable for the year = £826.03

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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