

51 Main Street  
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BT33 0AD



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## 34a Tullybrannigan Road Newcastle BT33 0HR



### First Floor Apartment

On entry to this apartment the very spacious nature of the property is obvious. With three bedrooms and a particularly large sitting room it is a rare opportunity to purchase such a large apartment. It enjoys views to the Mourne Mountains and easy access to Main Street and the Promenade.



- **Sitting Room, Kitchen/Dining Area**
- **3 Bedrooms, Shower Room**
- **uPVC Double Glazed**
- **Gas Central Heating**
- **Two Balconies**
- **Mountain Views**
- **Price: Offers in the Region Of £169,950**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80	69	70
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

## THE PROPERTY COMPRISES:

- Entrance:** Glazed and panelled hardwood communal entrance door. Communal tiled staircase.
- Entrance Hall:** Glazed and panelled hardwood entrance door, single radiator, telephone point. Airing cupboard with gas fired boiler. Intercom phone.
- Sitting Room:** 24' 5" x 25' 5" (7.43m x 7.75m) (*Irregular shape*) Recessed ceiling lights, television point, two double radiators, single radiator. French windows to two balconies.
- Kitchen/Dining Area:** 12' 1" x 13' 1" (3.68m x 4.00m) (*both max*) Range of high and low level units with laminate doors and work surfaces, 1½ bowl stainless steel sink. Integrated hob and oven, extractor hood and fan, integrated refrigerator, washing machine. Part wall tiling, single radiator. Storage cupboard.
- Bedroom (1):** 12' 1" x 13' 1" (3.69m x 3.98m) (*both max*) Television point, single radiator.
- Bedroom (2):** 8' 5" x 12' 0" (2.56m x 3.66m) Television point, single radiator.
- Bedroom (3):** 11' 11" x 8' 4" (3.63m x 2.54m) Television point, single radiator.
- Shower Room:** White suite comprising low flush WC, pedestal WHB, corner shower cubicle with Redring electric shower. Concealed lighting, single radiator.
- Viewings:** By appointment with the agent.

