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57 Slievenamaddy Avenue Newcastle

BT33 0HY



Detached Bungalow

Located in the very popular Slievenamaddy Avenue this bungalow is presented in particularly good condition. Being extended to the rear it provides excellent accommodation which is matched by a large garage and long garden stretching toward Tullybrannigan River.



- Sitting Room, Dining Area, Sun Room, Kitchen
- 2 Bedrooms, Shower Room
- Oil Fired Central Heating
- uPVC Double Glazed
- Floored loft
- Front and rear gardens
- Detached Garage
- Price: Offers in the Region Of £180,000

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		63
E 39-54	50	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

THE PROPERTY COMPRISES:

Ground floor

Entrance Hall:

uPVC entrance door and side panel.
Wood effect laminate flooring, single radiator.

Sitting Room:

14' 11" x 11' 8" (4.55m x 3.55m) (both max) Fireplace with mahogany surround, tiled insert and hearth. Double radiator, television point. Open plan to Dining Area.

Dining Area:

7' 11" x 7' 7" (2.42m x 2.32m) Double radiator, glazed double doors to Sun Room.

Sun Room:

10' 4" x 11' 11" (3.15m x 3.64m) (both max) Ceramic tiled floor, double radiator. Tongue and groove ceiling with spot lights.

Kitchen:

8' 11" x 10' 9" (2.72m x 3.28m) Range of high and low level units with laminate doors and work surfaces, stainless steel sink. Integrated Neff hob and oven, extractor fan and canopy. Plumbed for washing machine. Wood effect laminate flooring, part wall tiling, double radiator, tongue and groove ceiling with spot lights.

Bedroom (1):

12' 10" x 10' 11" (3.91m x 3.33m) Built-in book shelves, single radiator.

Bedroom (2):

9' 8" x 10' 10" (2.95m x 3.29m) Single radiator.

Shower Room:

Coloured suite comprising low flush WC, pedestal WHB. Shower cubicle with thermostatic shower. Full wall tiling, single radiator.

Detached Garage:

12' 0" x 21' 7" (3.66m x 6.58m) (both max) Power, light, oil fired boiler.

External:

Garden to front. Tarmac driveway to side leading to garage. Long back garden, uPVC oil storage tank, outside tap.

