



	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80	77	81
<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		

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

- 2 x Bedroom First Floor Apartment in the centre of Newcastle
- Views from Balcony towards Mourne Mountains & Bowling Green
- Open plan living area
- Private Secure Car Parking
- Excellent opportunity to purchase a property within a short walk of the main beachfront.

**Offers over £114,950**



## ACCOMMODATION

(All measurements are approximate)

### HALLWAY:

Hardwood door leading into tiled entrance hall with electric storage heater, socket, telephone point, meter cupboard, storage closet for water heater



### OPEN PLAN LIVING / KITCHEN:

16'8" x 16'3" (5.1 x 4.97m at widest)

Open-plan Living / Kitchen area with glazed sliding doors leading onto tiled balcony with views towards Mourne Mountains and Bowling Green, Kitchen area has a range of high & low level units with wood-effect laminated work-top, integrated hob, oven, fridge-freezer, dishwasher, extractor fan, stainless steel sink, plumbed for washing machine, high-shine porcelain floor tiles, electric storage heater, 5 x sockets



### **BEDROOM 1:**

10'3" x 8'5" (3.13 x 2.58m at widest)

Carpet, electric storage heater, 2 x sockets



### **BEDROOM 2:**

9'9" x 6'7" (2.98 x 2.01m at widest)

Carpet, electric storage heater, 2 x sockets



### **BATHROOM:**

6'5" x 5'7" (1.98 x 1.71m at widest)

White suite comprising of panel bath with electric shower over and glazed folding shower screen, pedestal W.H.B, with LED sensor mirror over, W.C, heated towel rail, fully-tiled walls and floor, extractor fan



# 4B Park Avenue

Newcastle, Co. Down, BT33 0DY

## EXTERNAL

The property is located on the first floor and is accessed by a staircase from the private carpark

**PROPERTY RATING:** Rates payable for rating year 2020/21 approximately = £557.57



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 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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