



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

55 62

Northern Ireland

EU Directive 2002/91/EC

12 Grange Close, Castlewellan, BT31 9UJ

Offers Around £265,000

12 Grange Close, Castlewellan, BT31 9UJ

This detached home offers Lounge, Dining room, Kitchen and utility room with four bedrooms, master with ensuite, and bathroom on the first floor and also benefits from a garage. The property benefits from a pressurised water system and air source heat pump. Set in a convenient location with schools, shops and amenities all within easy walking distance along with the delightful walks and lake at Castlewellan Forest Park. Newcastle, Downpatrick and Newry are all within easy commuting distance.



Entrance Hall

Upvc front door with glazed panels.

Reception Hall

Ceramic tiled floor.

Lounge

16'4 x 12'8

Laminated wooden floor. Feature fireplace with carved wooden surround and cast iron inset with raised hearth with open fire.

Dining Room

11'4 x 10'7

Laminated wooden floor.

Kitchen/dining area

12'4 x 11'3

High and low level units with single drainer stainless steel sink unit, ceramic 4 ring hob and oven, extractor fan. Breakfast bar, integrated dishwasher.

Rear Hall

Ceramic tiled floor. Access to garage.

Utility Room

6'10 x 4'9

Single drainer stainless steel sink unit, plumbed for washing machine. Ceramic tiled floor.

Cloakroom

White vanity unit, low flush w.c., ceramic tiled floor.

First floor

Master Bedroom

11'6 x 10'1

ensuite with low flush w.c., vanity unit, low flush w.c, Panelled shower cubicle with electric shower.

Bathroom

White low flush w.c., jacuzzi bath with mixer taps, pedestal wash hand basin, low flush w.c., Heated towel radiator.

Bedroom Two

14'0 x 10'4

Bedroom Three

13'4 x 10'9

Bedroom four

8'9 x 8'6 at widest

Outside

Tarmac driveway to the front with ample parking and gardens in lawn with mature shrubs. Enclosed rear garden with patio area and raised garden in lawn.

Garage

16'3 x 10'0

Roller door.







Please note we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

NETWORK STRENGTH - LOCAL KNOWLEDGE

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UPS

12 English Street
Downpatrick
County Down
BT30 6AB

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9047 1515