


10 TOLLYMORE ROAD

Newcastle BT33 0JL

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC 	

£850,000

10 Tollymore Road

, Newcastle, BT33 0JL



Key Features

Key Features

- Magnificent Detached Family Residence
- Prime Elevated Site with views of Irish Sea and Mourne Mountains
- Spacious, Beautifully presented Accommodation
- Four Bedrooms
- Principal Bedroom with Luxury Ensuite
- Family Bathroom plus Downstairs Cloakroom
- Utility Room With Granite Worktop
- Stunning Open plan Kitchen with Granite Worktops Open to Dining/Living Area with Inglenook Belfast Brick Fireplace with gas fire
- Beautiful Drawing Room
- Home Office/Optional Fifth Bedroom
- Lower Level Games Room/Playroom With Separate Outside Entrance
- Underfloor Oil Fired Central Heating
- Double Glazing
- Beam Vacuum System
- Integral Double Garage
- Electric Gates Leading to Generous Parking, Carport and Garden Store
- Well Maintained Gardens in Lawns, Patio Area and Feature Monkey Puzzle Tree
- Walking Distance of Newcastle Town Centre With Its Vast Array of Local Amenities, Cafes, Restaurants and local schools, the Beach and Tollymore Forest Park
- Viewing by Private Appointment

Cloakroom

Low flush w.c. wash hand basin with vanity unit, fully tiled walls and floor.

Entrance Hall

Open Plan living room/dining area/kitchen

40'3 x 19'7 (12.27m x 5.97m)

Kitchen - Excellent range of high and low level units, inset double sink with waste disposal unit, granite worktops, tiled floor, American Style Fridge Freezer, integrated dishwasher, microwave and built in coffee machine.

Living Area - Inglenook Belfast brick surround fireplace with gas fire, double doors to rear garden, Amtico tiled floor.

Utility Room

9'7 x 5'8 (2.92m x 1.73m)

Range of units with granite worktops and sink unit. Tiled flooring. Door to:

Integral Garage

20'11 x 20'4 (6.38m x 6.20m)

Beam system. Electric door. Oil fired boiler. Back door.

Office

13'3 x 12'1 (4.04m x 3.68m)

Solid wooden flooring.

Lounge

19'6 x 15'6 (5.94m x 4.72m)

Beautiful views towards the sea including balcony with outstanding views of the Mourne Mountains. Feature Limestone fireplace with gas fire. Natural wooden ceiling beams.

First Floor

Master Bedroom with ensuite

21'3 x 20'8 (6.48m x 6.30m)

Double aspect views taking in the Mourne Mountains and Irish sea. Ensuite with walk in shower enclosure, low flush w.c. twin wash hand basin with vanity unit. Fully tiled walls and floor. Heated towel rail. Natural wooden ceiling beams in bedroom and ensuite.

Bedroom Two

17'6 x 10'2 (5.33m x 3.10m)

Rear facing.

Bathroom

Free standing bath with mixer taps and telephone hand shower, walk in shower, low flush w.c. vanity wash hand basin.

Bedroom Three

14'0 x 12'0 (4.27m x 3.66m)

Rear facing.

Bedroom Four

16'5 x 7'6 (5.00m x 2.29m)

Rear facing.

Lower Ground Floor

Games Room/gym/office

19'6 x 15'0 (5.94m x 4.57m)

Currently used as a games room it could also be used as gym or home office as it has its own private door to the outside.

Outside

Electric gates to enclosed gardens with ample parking to the



Directions



Floor Plan

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