

simon**BRIEN**
RESIDENTIAL

10 Tollymore Road,
Newcastle, BT33 0JL



Asking Price £850,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

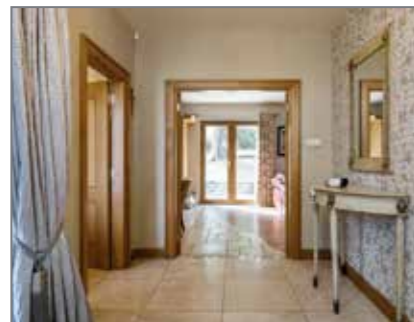
- Magnificent Detached Family Residence
- Prime Elevated Site with views of Irish Sea and Mourne Mountains
- Spacious, Beautifully presented Accommodation
- Four Bedrooms
- Principal Bedroom with Luxury Ensuite
- Family Bathroom plus Downstairs Cloakroom
- Utility Room With Granite Worktop
- Stunning 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

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Hardwood Door to Entrance Hall, tiled floor



SUMMARY

10 Tollymore Road is a superb detached family residence beautifully located in one of the areas most sought after residential addresses on the periphery of the Town Centre.

The property is perfectly situated on a private mature elevated site with stunning far reaching views over the Irish Sea and the Mourne Mountains.

The extensive accommodation currently provides a four bedroom [principal bedroom with ensuite], family bathroom, spacious open plan kitchen/living/dining area with additional drawing room on the next floor with balcony which benefits from the superb view on offer. In addition there is a home office/additional bedroom and lower level games room/playroom with separate outside entrance, integral double garage and utility room.

Externally the property is accessed via electric gates and is surrounded by beautiful well tended gardens with generous parking, carport and garden store.

Newcastle Town Centre has an abundance of local amenities, excellent schooling, restaurants, cafes and one of the Worlds finest golf courses at Royal Co Down.

Viewing of exceptional home is by private appointment through our Belfast Office on 02890 668888.



CLOAKROOM:

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

OPEN PLAN KITCHEN/LIVING/DINING AREA: 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, microwaved 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)

Large inset sink, granite worktops to match Kitchen.

BEDROOM/HOME OFFICE:
13' 3" x 12' 1" (4.04m x 3.68m)



INTEGRAL GARAGE:
20' 11" x 20' 4" (6.38m x 6.2m)

Oil fired boiler, light and power, plumbed for washing machine.

STAIRS TO HALF LANDING



DRAWING ROOM:
19' 6" x 15' 6" (5.94m x 4.72m)

Limestone Fireplace with gas fire, feature natural wooden ceiling beams, access to patio/terrace with views of Mourne Mountains.



FIRST FLOOR
STAIRS TO HALF LANDING



BEDROOM (1):
21' 3" x 20' 8" (6.48m x 6.3m)

Feature natural wooden ceiling beams.



ENSUITE:

Walk in Shower Enclosure, low flush WC, twin wash hand basin with vanity unit, fully tiled walls and floor, heated towel rail, feature natural wooden ceiling beams.

BEDROOM (2):
17' 6" x 10' 2" (5.33m x 3.1m)



BEDROOM (3):
14' 0" x 12' 0" (4.27m x 3.66m)



BEDROOM (4):
16' 5" x 7' 6" (5m x 2.29m)



BATHROOM:
12' 2" x 8' 0" (3.71m x 2.44m)
Free standing bath, mixer taps, telephone hand shower, large walk in shower enclosure, low flush WC, wash hand basin with vanity unit, Amtico floor tiling, fully tiled walls



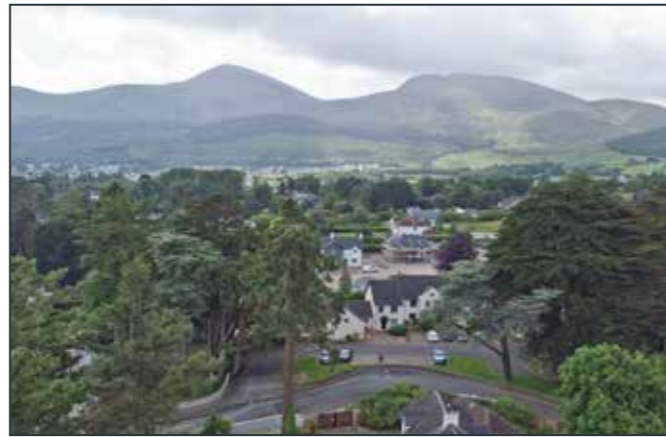
WALK IN WARDROBE:
12' 2" x 5' 9" (3.71m x 1.75m)



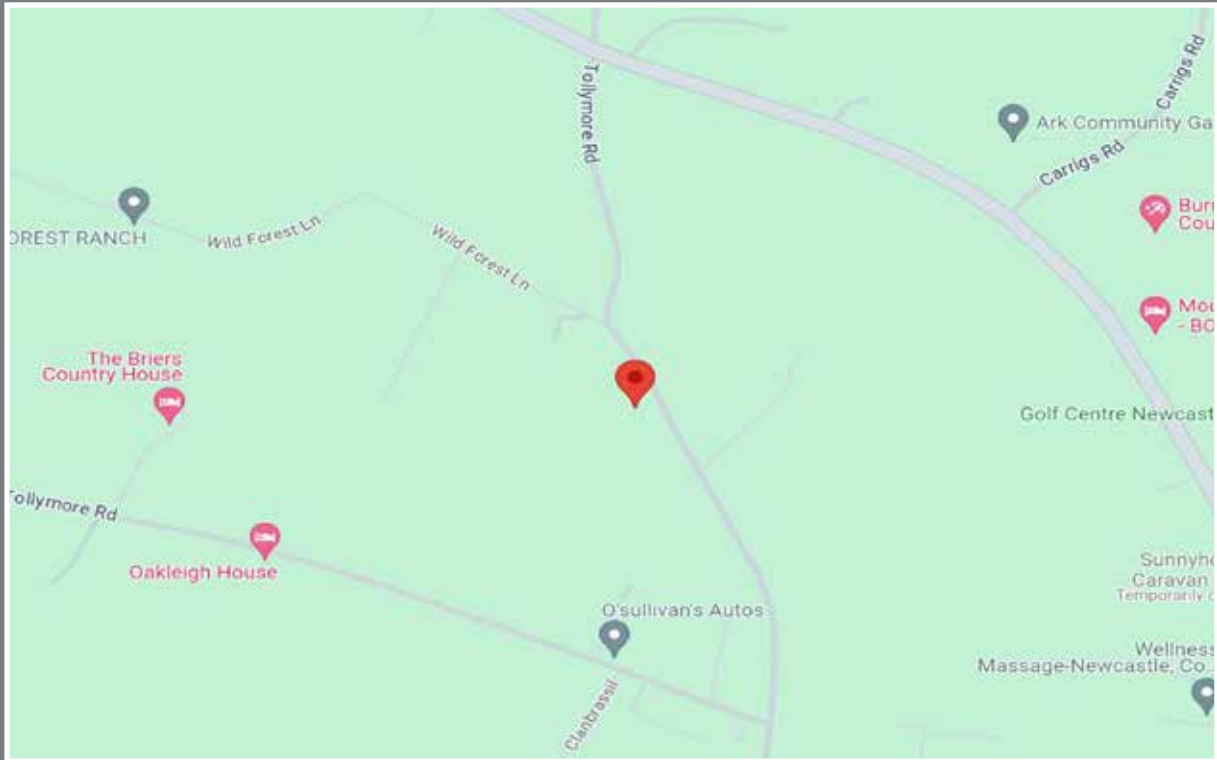
LOWER LEVEL
GAMES ROOM/BASEMENT:
19' 6" x 15' 0" (5.94m x 4.57m)

OUTSIDE

Generous site with large gardens, lawns, mature trees, electric gates, generous parking, carport and garden store, panoramic views of Sea and Mourne Mountains. Stone boundary wall.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/F/24/SD



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	44 E
21-38	F		
1-20	G		

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