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Estate Agent of the Year  
Northern Ireland 2016

Tim Martin  
.co.uk

CELEBRATING 30 YEARS IN BUSINESS



68 Strangford Road  
Downpatrick BT30 6SN

OFFERS  
AROUND

£395,000

An elegant detached family residence set in its own spacious private grounds within an easy stroll to the Quoile River and country walks; enjoying close proximity to local schools, colleges and leisure facilities. The residence has been lovingly and expertly extended and enhanced in recent years to create a home to please the most discerning purchasers.

Internally three spacious reception rooms are complemented by the modern contemporary open plan kitchen and family area opening to the exquisite rear gardens. Four double bedrooms, two en suite, one downstairs shower room and a luxury bathroom complete the immaculately presented accommodation.

Oil fired heating from a modern condensing boiler and double glazing complete this fine family home.

The private grounds to front and rear have been expertly created to provide a serene setting which includes a studio, workshop and garden store. Ideal for those who may wish to work from home or who desire ample space for a hobby or sport with the added benefit of a rear access.

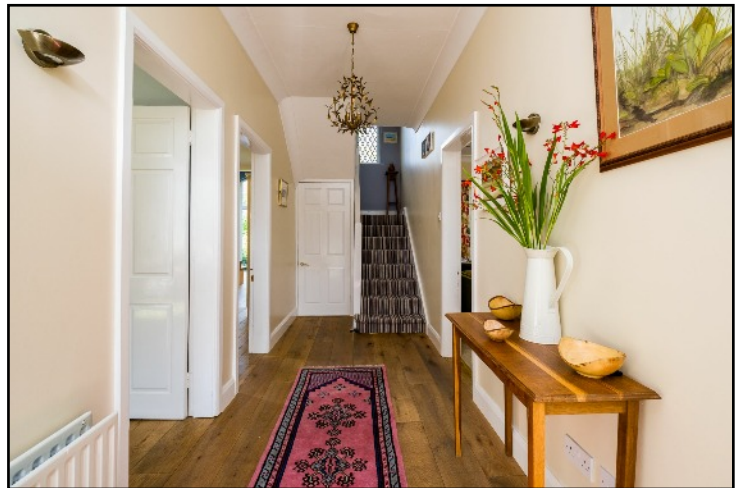
## ACCOMMODATION

### COVERED ENTRANCE PORCH

With old yellow and red brick steps to front door.

### RECEPTION HALL

Approached through panelled doors with arched fanlight and side windows. Solid oak floor; corniced ceiling; 2 wall lights.



### CLOAKROOM

Ceramic tiled floor; radiator; fluorescent light.



### DRAWING ROOM 8.05m (26'5) x 3.91m (12'10)

Cast iron fireplace with matching grate on slate hearth; Victorian slate surround with decorative marbled panels; corniced ceiling; 12 volt ceiling lighting; glazed patio doors and side panels to rear gardens; four ceiling sound speakers; telephone jack point; three wall lights.

### FAMILY ROOM 4.78m (15'8) x 4.37m (14'4)

maximum measurements (inc bay)

Embossed cast iron fireplace with matching grate and canopy; botanical tiled panels on slate hearth; white marble chimney piece with mantle on pink and white turned corbels; tv aerial connection point; corniced ceiling; solid oak floor.





## **OPEN PLAN KITCHEN 8.2m (26'11) x 4.45m (14'7)**

Extensive range of cream high gloss eye and floor level cupboards and drawers; black granite worktops with recessed 1½ twin stainless steel sink unit with chrome swan neck mixer tap; integrated Rangemaster gas and electric range cooker with two ovens grill and 5 ring gas hob; Maritz extractor canopy over; integrated Bosch dishwasher; concealed lighting; integrated fridge freezer; part vaulted ceiling with 12 volt lighting four ceiling windows; two sound speakers; solid oak floor; French glazed door and double patio doors to gardens; vertical wall mounted radiators; tv aerial connection point; feature lighting.



## **LAUNDRY ROOM**

Fitted worktop; space and plumbing for washing machine and tumble dryer; built in book shelves; linen cupboard; fully shelved built in storage cupboard with folding doors; ceramic tiled floor; door to enclosed illuminated sandstone flagged patio with raised brick flowerbeds planted with ornamental cane; PVC oil storage tank; water tap.



## **DINING ROOM 5.61m (18'5) x 3.53m (11'7)**

Glazed patio doors to front terrace; solid oak floor.

### **SHOWER ROOM 2.79m (9'2) x 1.27m (4'2)**

White suite comprising part tiled shower cubicle with Redring Expressions 500 electric shower; glass sliding shower door and side panel; pedestal wash hand basin with chrome mixer taps; close coupled wc; ½ tiled walls; ceramic tiled floor; extractor fan; 12 volt lighting.



### **LANDING**

### **BEDROOM 1 3.91m (12'10) x 2.77m (9'1)**

12 volt spot light; telephone connection point.

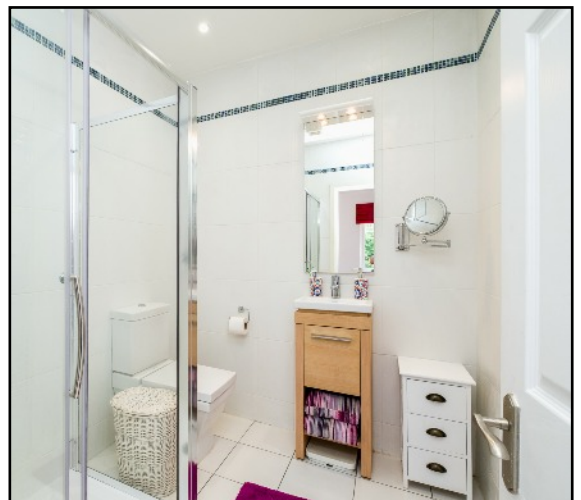
### **GUEST SUITE BEDROOM 5.16m (16'11) x 3.56m (11'8)**

Tv aerial and telephone connection points.



### **ENSUITE SHOWER ROOM**

White suite comprising part tiled shower cubicle with thermostatically controlled shower; sliding glass shower door and side panel; vanity unit with fitted cupboard and drawer units; wash hand basin and chrome mono mixer taps; fitted illuminated over; close coupled wc; ceramic tiled walls and floor; LED lighting; extractor fan.





### **MASTER BEDROOM 4.37m (14'4) x 3.84m (12'7)**

Range of built in furniture including wardrobes and shelved cupboards; tv aerial connection point; 12 volt lighting.



### **ENSUITE SHOWER ROOM 2.74m (9'0) x 1.85m (6'1)**

White suite comprising tiled shower cubicle with thermostatically controlled shower; glass sliding shower doors and side panels; vanity unit with fitted cupboard and shelf; wash hand basin with chrome mono mixer tap with illuminated mirror over; close coupled wc; chrome wall mounted heated towel radiator; ceramic tiled walls and floor; extractor fan; 12 volt lighting.



### **BEDROOM 4 4.04m (13'3) x 2.41m (7'11)**

Telephone connection point; tv aerial connection point.

### **PRINCIPAL BATHROOM 2.54m (8'4) x 1.8m (5'11)**

Duravit contemporary bathroom suite comprising panel bath with wall mounted mixer tap and adjustable shower head; vanity unit with stainless steel wash hand basin with chrome mono mixer taps; fitted storage with shelf and drawers; illuminated mirror over; close coupled wc; part tiled walls and ceramic tiled floor; chrome heated towel radiator; 12 volt lighting.





## OUTSIDE

Electronically operated double wrought iron gates to circular bitmac driveway with adjoining brick pavia parking; mature central shrub bed planted with a selection of shrubs including Hydrangea, Pittosporum; Hosta; Weeping Willow etc. providing a pleasing approach to the residence; mature beds of shrubs, herbaceous plants and climbers enclose the front garden.



## ATTACHED GARAGE

**5.56m (18'3) x 3.18m (10'5)**

Electric roller door; Grant oil fired condensing boiler; florescent light and power points; pressurised hot water cylinder; part lofted area.

## EXCEPTIONAL LANDSCAPED REAR GARDENS

Created to provide privacy and serenity in a mature setting. The gardens include sandstone flagged patio leading from the kitchen overlooking lawns with steps to the lower flagged patio with central scree bed on ornamental grasses; patio enclosed with beds of ornamental and flowering shrubs; beds of feature box raised timber enclosed beds of Hosta, wood chip beds of Hydrangea Rhododendron, Forest Flame, Camellia etc; flagged patio.





**STUDIO 6.6m (21'8) x 3.12m (10'3)**

Approached through glazed double doors; terracotta tiled floor; enclosed cast iron stove on slate hearth; glazed Belfast sink with cold tap. 2 Keylite ceiling windows; grape vine.



**WORKSHOP 5.79m (19'0) x 3.43m (11'3)**

Double doors; fluorescent light and power points; built in work benches.

**WOODEN GARDEN SHED 3.05m (10'0) x 1.75m (5'9)**

Double doors.

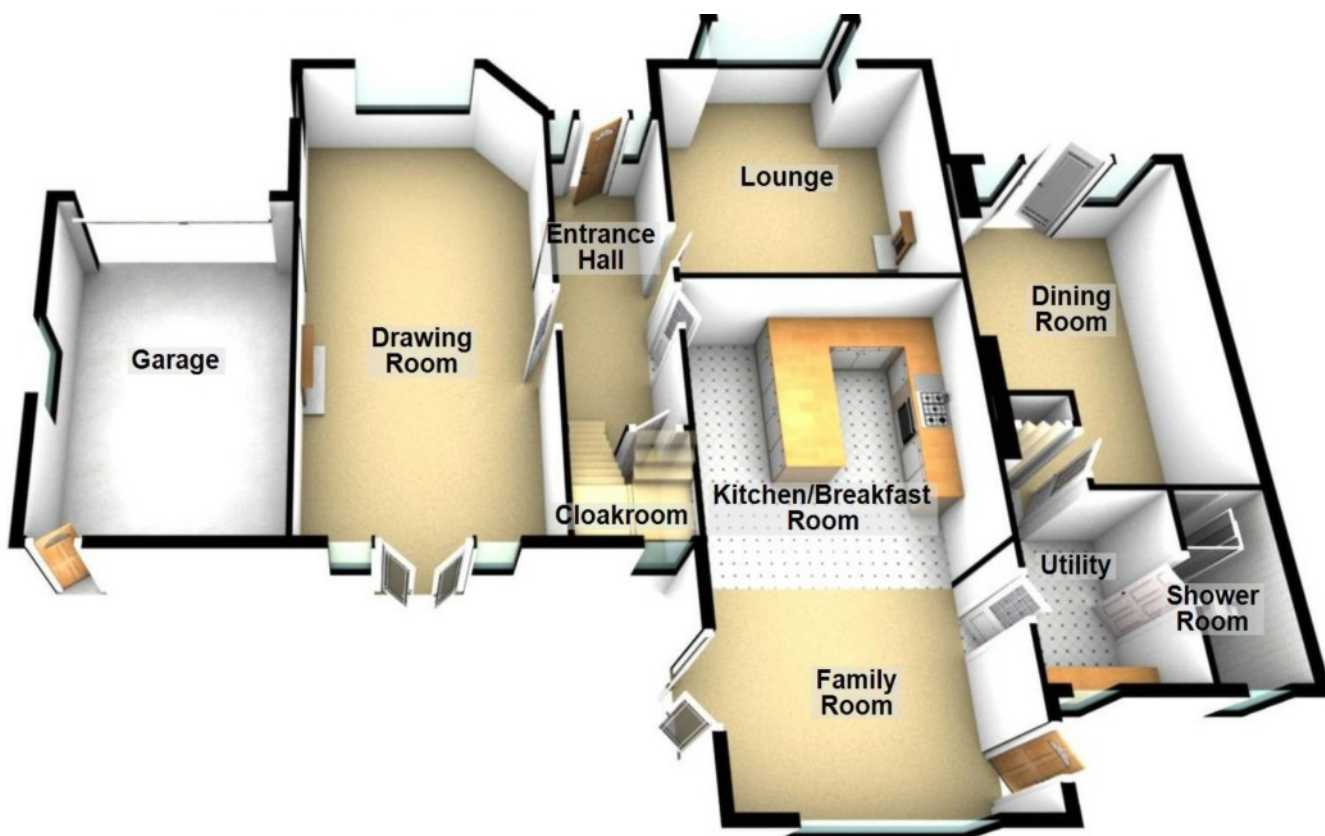
**CAPITAL/RATEABLE VALUE**

£220,000.

Rates Payable = £1862.74 per annum

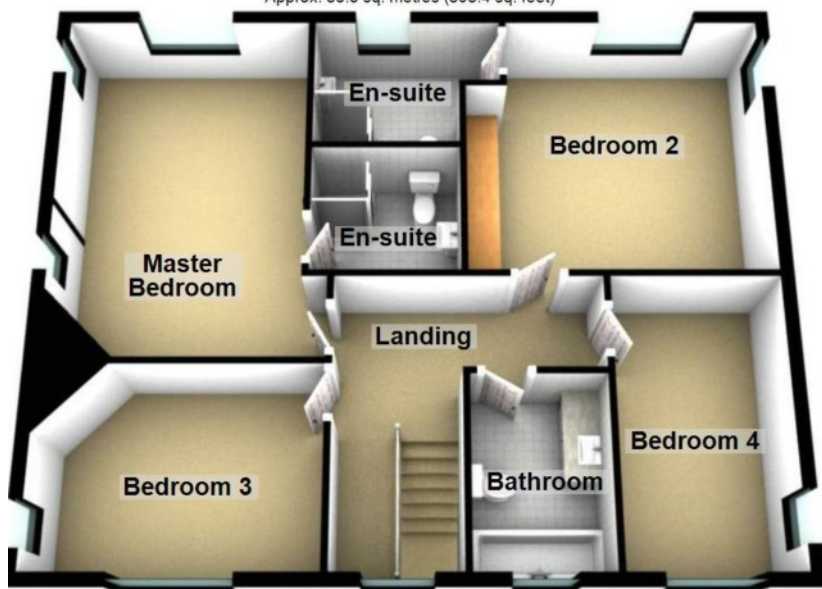






### First Floor

Approx. 83.5 sq. metres (898.4 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		58
<b>E</b> 39-54	43	
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		



#### VIEWING

By Appointment with Agent



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**RICS**