



34 SCADDY ROAD

Downpatrick BT30 9BP

---

*Offers Around*

**£899,000**

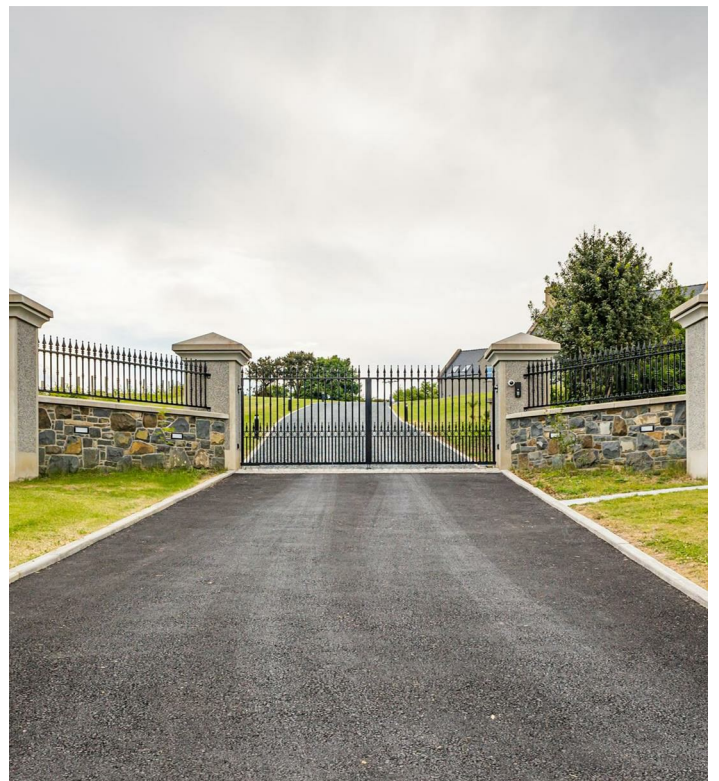


## HOUSE - DETACHED

| 5  | NO  | 4 

Add text here

- Stunning contemporary Residence Set on an Elevated 2 Acre Site
- Finished to an Exceptionally Standard Throughout Offering 4600 sq. ft. of Living Accommodation
- Spectacular Panoramic Views Over Rolling Countryside, Strangford Lough and The Mourne Mountains
- Close to Many Local Villages and Towns Including Downpatrick, Killyleagh and Saintfield
- Provides Access to Well Renowned Schools
- Striking Reception Hall With Double Height Ceiling, Walnut Open Tread Staircase and Minstrel Gallery with Scenic Outlook
- Open Plan Kitchen / Living / Dining Fully Fitted With Many High End Appliances
- Family Lounge with Feature Fire
- Separate Family Snug
- Additional Office Space





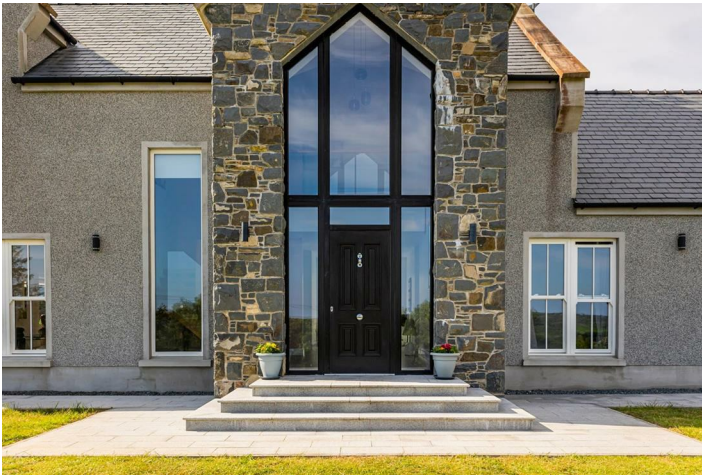
ROOM DETAILS

RECEPTION PORCH	ENSUITE SHOWER ROOM	SPACIOUS FIRST FLOOR LANDING	KITCHEN / DINING / LIVING SPACE
RECEPTION HALL	(10'9" x 6'10")	(23'0" x 9'10")	(21'9" x 20'3")
GROUND FLOOR WC	WALK IN WARDROBE	PLANT ROOM	BEDROOM ONE
(5'10" x 5'4")	(7'7" x 6'10")		(17'10" x 13'0")
DRAWING ROOM	ROOFSPACE	PRINCIPAL BEDROOM	EN SUITE WALK-IN DRESSING ROOM
(22'4" x 22'3")	BEDROOM FOUR	(23'2" x 19'6")	(7'4" x 7'3")
KITCHEN / DINING / LIVING SPACE	BEDROOM THREE	ENSUITE SHOWER ROOM	SHOWER ROOM
(27'7" x 19'0")	(17'0" x 12'0")	(10'9" x 7'3")	(11'10" x 7'3")
PANTRY	BATHROOM	BEDROOM FIVE	DETACHED DOUBLE GARAGE
(7'7" x 6'6")	(9'0" x 8'7")	(24'0" x 12'6")	(26'9" x 21'9")
REAR PORCH	FAMILY ROOM	ENSUITE SHOWER ROOM	PORCH
(7'7" x 6'0")	(17'0" x 14'11")	(10'6" x 6'6")	(7'1" x 6'6")
UTILITY ROOM	HOME OFFICE	DOUBLE GARAGE WITH APARTMENT ABOVE GARAGE	GARDENER'S LOO
(7'7" x 5'10")	(13'3" x 9'6")		(6'6" x 4'6")
BEDROOM TWO	WALNUT OPEN TREAD STAIRCASE		OUTSIDE
(18'11" x 12'9")			



## DIRECTIONS

From Comber head up High Street and continue straight until you reach the roundabout in Ballygowan. Take the 1st exit onto Chruch Road and continue straight onto the Carrickmannon Road. Take a a left onto Manse Road, a slight right onto Ballywillin Road, then turn right to stay on Ballywilian Road. 34 Scaddy Road will be on your right-hand side.



## THE LOCAL AREA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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

Scan QR code for more details and to arrange a viewing.

## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK

