



53 DRUMAGHLIS ROAD

Crossgar, BT30 9JR

Offers around **£240,000**



DETACHED | 3  | 2  | 1 

This beautifully presented detached family home is set in a peaceful rural setting with excellent views over surrounding countryside. There is also excellent convenience to Crossgar, Saintfield and Downpatrick with a range of highly regarded Primary and Secondary schools..

KEY FEATURES

- Beautifully Presented Three Bedroom Detached Property Situated in a Peaceful Rural Setting with Beautiful Views Over Rolling Countryside
- Close to Crossgar, Saintfield and Downpatrick with Excellent Public Transport Links Available
- Large Open Plan Living / Dining with Wood Burning Stove and Patio Door Access to Rear Garden
- Fully Fitted Open Plan Kitchen with Integrated Appliances / Ample Dining with Dual Aspect Outlook to Front and Rear
- Three Well Proportioned Bedrooms, Two With En-suite Facilities and Excellent Storage
- Additional Utility Area with Range of Low and High Level Units
- Large Storage Room and Extensive Storage Throughout the Property
- Oil Fired Central Heating / uPVC Double Glazing Throughout
- Beautiful Countryside Views
- Extensive Off Street Car Parking
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast



ROOM DETAILS

Ground Floor

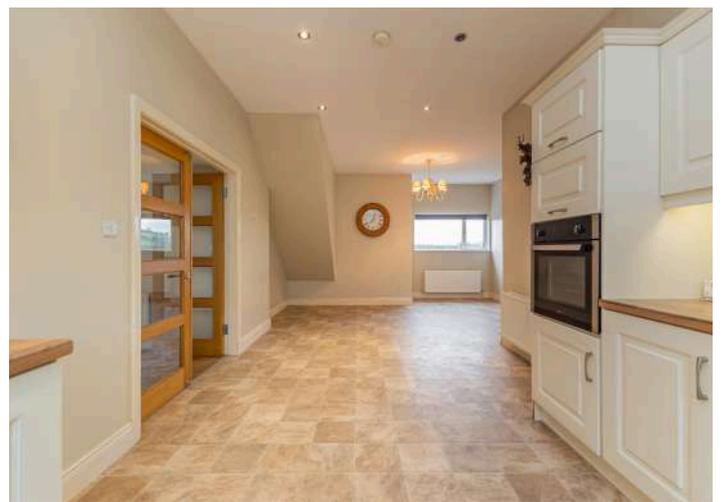
- Large Reception Hall
- Living/Dining
8'11" x 34'4"
- Kitchen/Dining
28'7" x 6'5"
- Utility Room
6'11" x 11'5"
- Bedroom One
17'7" x 13'3"
- En-suite Bathroom
9'10" x 7'9"
- Bedroom Two
8'6" x 13'3"
- Storage

Ground Floor

- Bedroom Three
15'3" x 17'8"
- En-suite Shower Room
6'4" x 9'5"
- Storage

Outside

- To the front a fully enclosed garden with wooden gates and fence, small lawn with barked flowerbed edging and outside water tap
- Ample parking area
- Outbuilding perfect for use as a log store
- A large shed
- Fully enclosed space to the rear with patio area, artificial lawn with wooden sleeper raised flowerbeds with mature planting



DIRECTIONS

From the Euro Spar in Crossgar take the next right onto the Ballynahinch Road continue straight until you come to the Drumaghlis Road which will be on your left-hand side. Number 53 will be on your right-hand side.



THE LOCAL AREA

Crossgar (An Chrois Ghearr meaning "the short cross") is a village about 15 miles south of Belfast – between Saintfield and Downpatrick. Crossgar is the home of Shortcross Gin in Rademon Distillery.

Tobar Mhuire is a retreat centre set in 55 acres of woodland. Visitors can now enjoy a walk through this beautiful heritage trail, stopping off at the holy well. .



ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F	26	33
1-20 G		
NOT energy efficient – higher running costs		

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



OUR BRANCHES

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