



# 53 DRUMAGHLIS ROAD

Crossgar, BT30 9JR

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*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 Drumaghilis 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		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	26
1-20	G	33
NOT energy efficient – higher running costs		

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



## OUR BRANCHES

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