





ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating

Band	Score	Energy Rating
A	92-100	Very energy efficient
B	81-91	Energy efficient
C	69-80	Decent energy efficiency
D	55-68	Below average energy efficiency
E	45-54	Below average energy efficiency
F	35-44	Below average energy efficiency
G	2-34	Below average energy efficiency

2a

Northern Ireland

2a Ballyalton Park, Downpatrick, BT30 7BT

Offers Around £260,000

2a Ballyalton Park, Downpatrick, BT30 7BT

This excellent detached family home is located on the very popular hamlet of Ballyalton and offers well presented accommodation with sunny enclosed rear garden. The accommodation comprises three spacious bedrooms which includes a magnificent master bedroom and ensuite shower room, a spacious lounge and superb kitchen/dining/family area extending to 33x10, separate utility room and a ground floor living room/bedroom 4.



Reception Hall

Wood effect floor tiling.

Cloakroom

White suite comprising : Pedestal wash hand basin, Low flush WC

Lounge

15' x 13'

Feature Painted Wood Fireplace, cast iron inset, marble hearth, open fire.

Kitchen / Dining / Living

33' x 10'

Wood effect Floor Tiling

One and a half bowl sink unit with mixer taps, extensive range of high and low level painted Shaker style units, wood effect worktops, Stainless steel extractor, Ceramic four ring hob, Electric under oven, Integrated dish washer, wall tiling.

Dining area, open plan to Living area, Multi fuel stove, Double opening French doors to rear garden.

Utility Room

6'11" x 6'2"

Stainless steel sink unit with mixer taps, Plumbed for washing machine, Shelving, Broom cupboard. Wood effect floor tiling.

Bedroom 4

11'x10'11"

Laminate flooring

First Floor

Landing. Hot press, pressurised water system.

Master Bedroom

19'0" x 12' 6"

Laminate flooring.

Ensuite Shower Room

White suite comprising : Pedestal wash hand basin, Low flush WC, Shower unit with screen door, Wall Tiling, Ceramic tiled floor

Bedroom 2

14'0" x 13' 0"

Laminate flooring

Bedroom 3

13' 0" x 12' 9"

Laminate flooring

Bathroom

White suite comprising : Free standing Bath with Claw feet, Mixer taps, Telephone hand shower, Pedestal wash hand basin. Low flush WC, Tiled shower cubicle, Partial wall tiling

Outside

Tarmac driveway with ample car parking, Sunny enclosed gardens to rear in lawns and patio area, Outside lighting and Tap. Front garden in lawns.













Please note we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



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Unit 7 49-51 Market Street
Downpatrick
County Down
BT30 6LR

NETWORK STRENGTH - LOCAL KNOWLEDGE

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9047 1515