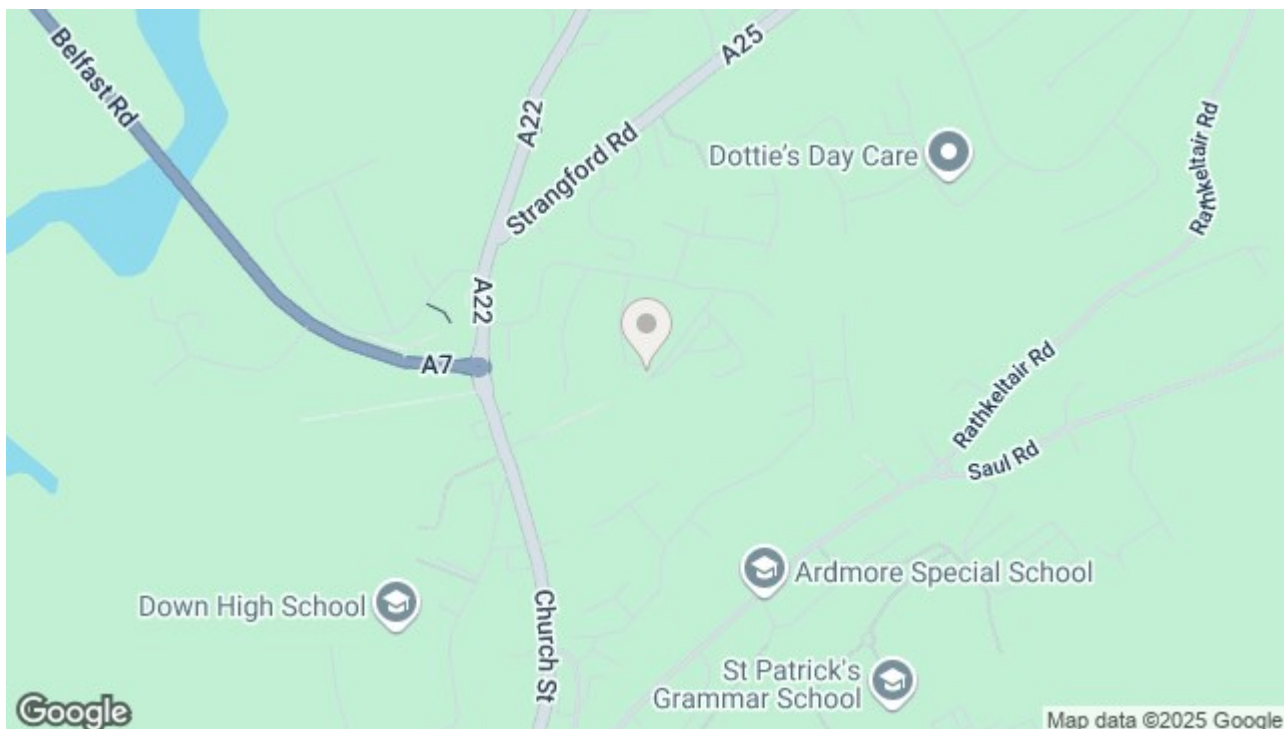




12 MALONE DRIVE, DOWNPATRICK, BT30 6UD



OFFERS AROUND £239,950



This well-presented detached bungalow is ideally located with easy access to the main Belfast Road, offering excellent convenience to local schools, shops, and recreational facilities. Just a short distance from the scenic Quoile River, perfect for leisurely walks and outdoor enjoyment.

The property features four spacious bedrooms, including a master with ensuite, a bright and comfortable lounge, a well-appointed kitchen with dining area, a practical utility room, and a modern family bathroom.





## At a glance:

- Detached Bungalow
- Lounge
- Utility Room
- Four Bedrooms (master with ensuite)
- Kitchen/Dining area.
- Garage

### Entrance Hall

21'6" x 8'8"

Laminated wooden flooring.  
Two Storage cupboard,  
door to:

### Living Room

13'0" x 15'5"

Solid wooden flooring.  
Open fireplace with wood  
burning stove. Window to  
front, two windows to side,  
fireplace, door to:

### Kitchen/Dining Room

16'7" x 12'0"

Contemporary high and  
low level units with  
integrated double eye level  
ovens and microwave. Gas  
hob with stainless steel  
extractor fan. Island unit  
with 1 and 1/2 sink unit. Tiled  
floor. Two windows to side,  
double doors to patio area,  
door to:

### Utility Room

11'9" x 6'1"

High and low level units  
with stainless steel sink unit.  
Tiled at splashback. Tiled  
floor. Door to:

### Bedroom 1

14'3" x 12'4"

Window to rear, door to:

### En-suite

4'10" x 6'1"

White low flush w.c. and  
pedestal wash hand basin,  
shower cubicle with electric  
shower. Fully tiled. Window to  
rear.

### Bedroom 2

9'4" x 8'9"

Wooden floor. Window to  
rear, door to:

### Bedroom 3

14'3" x 8'9"

Wooden floor. Window to  
rear, door to:

### Bathroom

White panelled bath with  
middle taps, low flush w.c.,  
pedestal wash hand basin,  
shower cubicle with wall  
shower. Tiled at splash back.  
tiled floor. Window to side,  
door to:

### Bedroom 4

8'5" x 8'9"

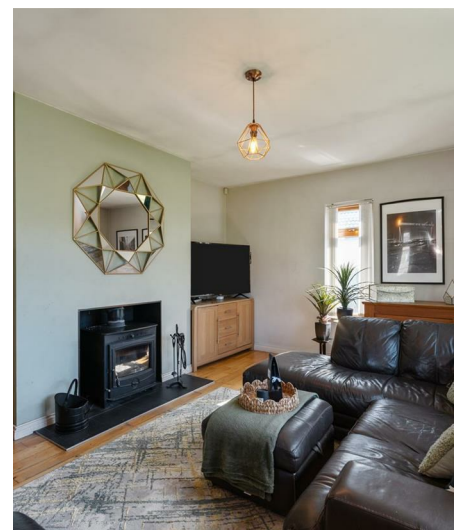
Window to front, door to:

### Garage

Up and over door.

### Outside

Tarmac driveway with ample  
parking and gardens in lawn  
to the front and rear with  
large decked area.



















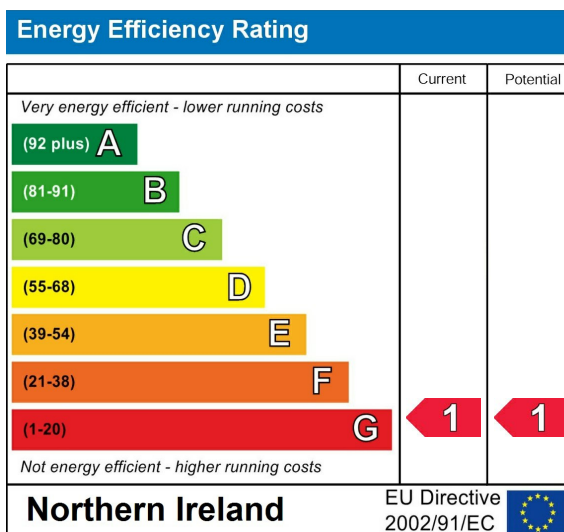




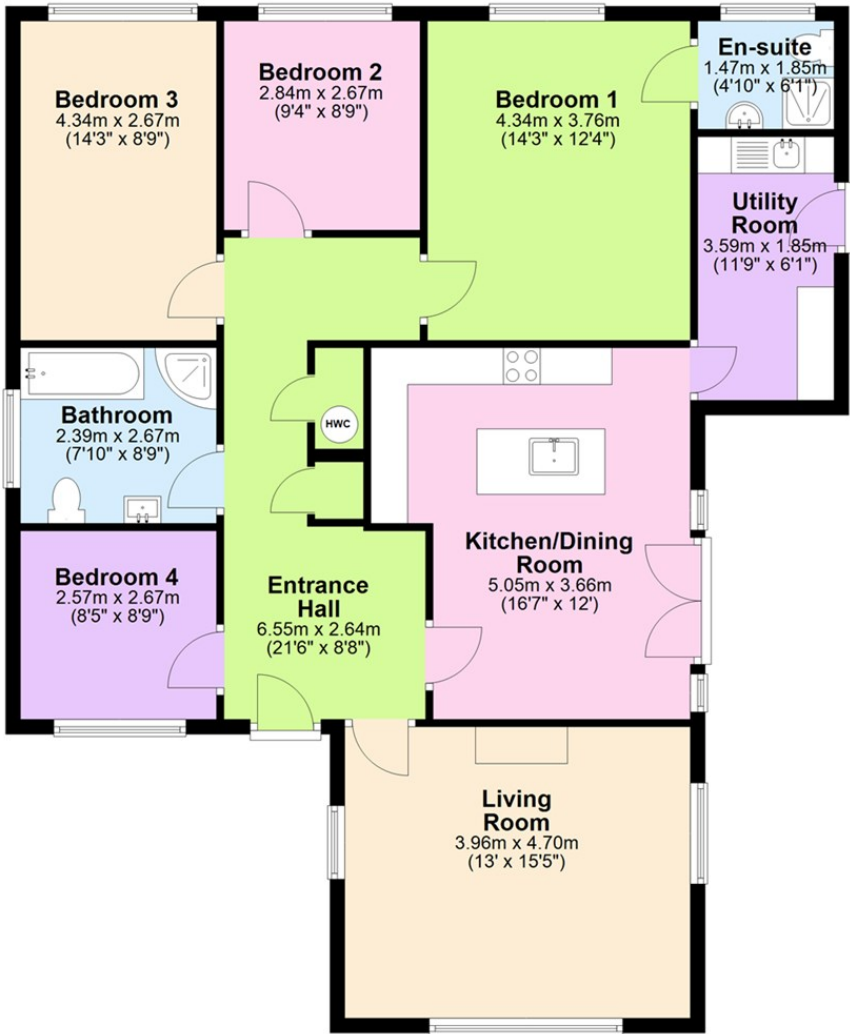








Ground Floor





Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 4461 4101.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that 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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