





ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating

Rating	Band	Score
A	95-100	92
B	80-94	85
C	65-79	68
D	50-64	55
E	35-49	42
F	20-34	28
G	1-19	15

Northern Ireland

19 The Arches, Crossgar, BT30 9HD

Offers Around £265,000

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This detached home offers good sized lounge, kitchen with dining and living area, Four bedrooms (master bedroom ensuite) and family bathroom and benefits from integral garage and enclosed rear gardens. Situated within walking distance to local primary school and shop and only a short distance to Crossgar and Saintfield making it an easy commute to Belfast.



Entrance Hall

Laminated wooden flooring. Storage cupboard.

Lounge

21'06 x 13'09

Laminated wooden flooring. Feature fireplace with open fire.

Kitchen/dining/Living area

23'02 x 15'10

High and low level units with 1 1/2 stainless steel sink unit. Integrated cooker and gas hob. Tiled floor. Integrated dishwasher. Tiled flooring. Patio doors to rear garden. door to garage.

First floor

Landing with hotpress.

Master Bedroom

12'10 x 11'0

Built in robes. Ensuite with low flush w.c., vanity unit, shower cubicle with wall shower.

Bedroom Two

9'01 x 8'11

Front facing. Laminated wooden floor.

Bedroom Three

11'09 x 9'11

Rear facing.

Bedroom Four

13'08 x 12'11

Front facing.

Family Bathroom

White panelled bath with hand shower, Shower cubicle with wall shower, low flush

w.c, pedestal wash hand basin. Towel radiator. Tiled flooring.

Garage

18'05 x 10'06

Up and over door. Recess for washing machine, tumble dryer and fridge.

Outside

Mature shrubs to the front with tarmac driveway. Enclosed rear garden with patio area and gardens in lawn.









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.

NETWORK STRENGTH - LOCAL KNOWLEDGE

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UPS

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

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