





ULSTER PROPERTY SALES

# UPS

**Energy Efficiency Rating**

Rating	Band	Score
A	95-100	92
B	81-94	85
C	69-80	65
D	55-68	55
E	41-54	45
F	27-40	35
G	1-26	25

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