



NETWORK STRENGTH - LOCAL KNOWLEDGE



ULSTER PROPERTY SALES

# UPS

**4a Old Park Road, Loughinisland**  
**Offers Around £315,000**



## 4a Old Park Road, Loughinisland

This excellent family home is approached by a sweeping driveway and offers a spacious mature private site in this popular residential area. The property offers 4 bedrooms (two bedrooms with ensuite) family bathroom with full suite, superb lounge, kitchen/dining and family area with multi fuel stove. There is a double garage and studio and paved outside sitting area for which the gardens are enjoyed.

With a short commute to Downpatrick, Ballynahinch and Newcastle this fine family home will appeal to many.



**Large Entrance Hall**

Laminated wooden flooring. Storage cupboard.

**Lounge**

6.89m x 4.31m (22'7" x 14'2")

Double doors to lounge with Fireplace with decorative inset and tiled hearth with wooden surround.

**Kitchen/dining/living area**

22'6 x 15'6 (6.86m x 4.72m)

High and low level units with 1 ½ stainless steel sink unit. Island unit with gas hob and extractor above. Eye level double oven. Recess for American style fridge freezer. Tiled flooring.

**Living area**

14'6 x 14'6 (4.42m x 4.42m)

Feature brick fireplace and tiled hearth with multi fuel stove. Patio doors to rear at living area.

**Utility Room**

7'8 x 6'10 (2.34m x 2.08m)

Low level units with stainless steel sink unit. Recess for washing machine and tumble dryer. Tiled floor. Stable back door.

**Cloakroom**

Fully tiled. Low flush w.c., wash hand basin.

**Bedroom One**

21'0 x 13'5 to include dressing room and ensuite (6.40m x 4.09m to include dressing Front facing. Laminated wooden flooring.

Walk in robes. Ensuite - white low flush w.c., shower cubicle with wall shower and wash hand basin.

**Bathroom**

12'0 x 8'6 (3.66m x 2.59m)

Tiled floor. Fully tiled. White wash hand basin, low flush w.c., panelled bath, walk in shower cubicle with wall shower.

**Bedroom Two**

13'5 x 11'5 (4.09m x 3.48m)

Laminated wooden floor.

**Bedroom Three**

12'3 x 11'0 (3.73m x 3.35m)

Side facing

**Bedroom Four**

13'5 x 11'6 (4.09m x 3.51m)

Side facing. Ensuite with low flush w.c., pedestal wash hand basin, Part tiled walls. Shower cubicle with electric shower.

**Outside**

Tarmac driveway to the front with gardens in lawn and mature shrubs with ample parking. Gardens in lawn to the side and rear with large enclosed patio area. Studio which would make an ideal work from home.

**Double Garage**

23'01 x 9'04 (7.04m x 2.84m)

Roller doors. Power and light.

**Studio**

11'08 x 9'04 (3.56m x 2.84m)

Power and light.











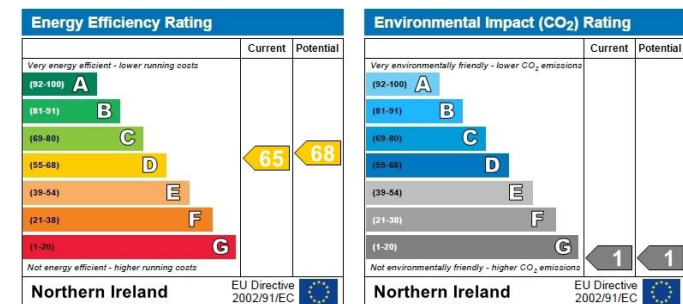












Please note we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.