



ULSTER PROPERTY SALES

# UPS

Energy Efficiency Rating	
Current	Potential
Percentage efficient: lower rating code	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Percentage efficient: higher rating code	
Northern Ireland	

2 Orchard Lane, Downpatrick, BT30 6SS

£295,000



## 2 Orchard Lane, Downpatrick, BT30 6SS

This new build detached home is situated off the Strangford Road in Downpatrick on an elevated site with views towards the Quoile River from the Master bedroom and garden. Purchaser will have a choice of kitchens, sanityware and tiling.



**Reception Hall**

**14 5' x 8 9'**

**Lounge**

**14'0" x 11'8"**

**Bedroom 4 / study**

**10'0 x 9'1**

**Kitchen/Dining/Living Area**

**28'2" x 10'10"**

**Utility Room**

**10'0 x 5'5"**

with cloakroom

**First floor**

**Master Bedroom with ensuite and dressing  
room**

**12' 3" x 10'3"**

Balcony

**Bedroom Two**

**11' 10" x 9'6"**

**Bedroom Three**

**11'8" x 9'6"**

**Bathroom**

**7'7" x 7'7"**

**Hot Press on landing, pressurised water  
system**















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

12 English Street  
Downpatrick  
County Down  
BT30 6AB

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