



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating	Current	Potential
95-100 A		
81-94 B		
69-80 C	64	69
55-68 D		
39-54 E		
22-38 F		
1-21 G		

Northern Ireland

EU Directive 2002/91/EC

24 Ardbraccan, Downpatrick, BT30 6TL

Offers In Excess Of £240,000

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This handsome detached family home is located in this desirable cul de sac off Saul Road. The spacious accommodation comprises 4 bedrooms, ground floor bathroom and 1st floor shower room, 3 reception rooms and fitted kitchen with separate utility room. The private mature site includes a detached matching garage and separate summer house. There are excellent schools and amenities including St Patricks Golf Club all within easy commuting distance.



Entrance Hall

Laminated wooden floor. Storage cupboard.
Cornicing.

Lounge

17'0 x 13'01

Feature fireplace with wooden surround and feature inset and hearth. Front facing.
Cornicing and ceiling rose.

Sitting Room

12'06 x 9'10

Front facing. Double doors to Dining room

Dining Room

14'10 x 9'10

Sliding patio doors to rear garden.

Kitchen/Casual Dining

16'03 x 10'02

High and low level units with recess for oven and dishwasher, matching extractor fan. 1 1/2 stainless steel sink unit. Part tiled walls. Tiled floor.

Utility Room

10'03 x 5'04

Low level units with stainless steel sink unit.
Tiled floor. Back door.

Bathroom

Corner bath with mixer tap, low flush w.c.
vanity unit. Tiled floor. Part tiled walls.

First Floor

Return staircase

Master Bedroom

13'0 x 12'11

Built in storage cupboard.

Bedroom Two

10'0 x 10'01

Velux window. Built in robes.

Bedroom Three

10'0 x 9'10

Front facing. Built in storage cupboard.

Bedroom Four

15'04 x 10'06

Side facing. Two built in storage cupboards.

Shower Room

Shower cubicle with electric shower, low flush w.c, vanity wash hand basin. Tiled floor. Part tiled walls. Velux window.

Outside

Tarmac driveway and paving to the front with ample parking and enclosed rear garden with patio area and gardens in lawn with mature shrubs and summer house.

Detached Garage

19'01 x 10'11

Roller door. Warmflow oil fired boiler. Side door.









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