



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating	Current	Potential
Very energy efficient: near-zero energy code		
A		
B		
C		
D	63	
E	47	
F		
G		
Very energy inefficient: high energy code		
H		
I		

Northern Ireland

EU Directive 2002/91/EC

21 Movilla Road, Downpatrick, BT30 6JW

Offers Around £190,000

21 Movilla Road, Downpatrick, BT30 6JW

This detached home is situated in the popular Knocknashinna development on an elevated site convenient to the towns amenities. The property is a unique design in this development with ground floor bedrooms and first floor reception space to take advantage of the excellent views over Downpatrick. On the ground floor is three bedrooms and shower room with first floor comprising Lounge, sitting room, kitchen with dining area, utility room and bedroom.



ENTRANCE PORCH:

Mahogany ½ glazed entrance door with glazed side panels to entrance porch.

ENTRANCE HALL:

Cloaks cupboard, cornicing.

BEDROOM ONE

10'6" x 6'5"

Front facing.

BEDROOM TWO

9'10" x 13'1"

Laminate floor. Front facing.

BEDROOM THREE

12'3" x 8'0"

Side facing.

SHOWER ROOM

Shower cubicle, low flush w.c., pedestal wash hand basin. Tiled floor.

FIRST FLOOR**BEDROOM FOUR**

10'3" x 8'0"

Built in robe. Front facing.

SITTING ROOM

17'4" x 11'6"

Carved wooden fireplace with cast iron and tiled inset, polished granite hearth. Cornicing. Superb views over Knocknashinna to Mourne Mountains. Access to floored roofspace.

BATHROOM

Modern panelled bath with overhead shower, pedestal wash hand basin, low flush wc, Tiled floor.

FAMILY ROOM

13'0" x 10'0"

Brick inset fireplace, multi fuel stove, cornicing and wooden floor.

KITCHEN/DINING AREA

22'6" x 9'9"

High and low level units with range and 1 1/2 sink unit, recess for dishwasher. Tiled floor. Side door to garden. Wooden flooring at dining area.

UTILITY ROOM

11'6" x 6'0"

High and low level units, stainless steel sink unit and plumbed for washing machine.

GARAGE

16'6" x 9'6"

Up and over door.

OUTSIDE

Garden to the front laid out in lawn with tarmac driveway. Raised garden and patio to the rear. Lovely views towards the Mourne Mountains.









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