



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

79 78

Northern Ireland

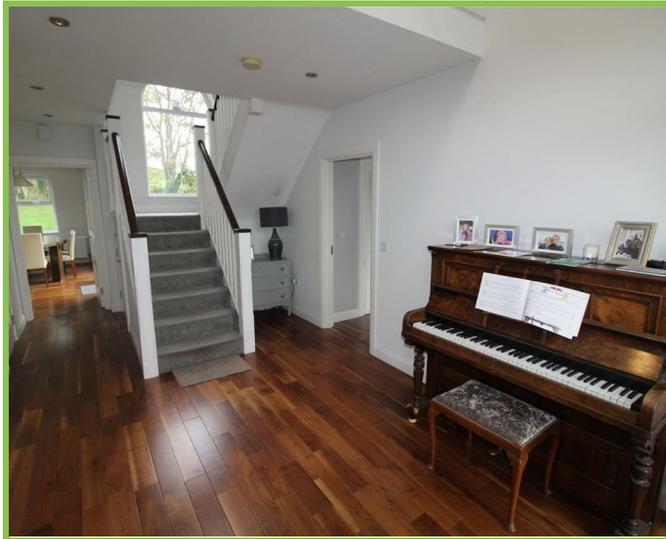
EU Directive 2002/91/EC

15 Drumaghlin Road, Downpatrick, BT30 9JR

Offers Around £399,950

15 Drumaghlis Road, Downpatrick, BT30 9JR

This excellent family home offers contemporary living in a delightful private country setting. The accommodation of approx 2600 sqft comprises a sitting room, magnificent kitchen/dining/family room with multi fuel stove and separate utility room. There are 4 bedrooms (master on ground floor with ensuite and dressing area), 3 first floor bedrooms and family bathroom. There is a double garage and the gardens laid out in lawns with a mature copse of trees providing both shelter and an attractive backdrop for this fine country home. The property also benefits from gas fired central heating, multi fuel stove, open fireplace complemented by double glazing. All the areas quality schools, sporting and recreational options and quality amenities are within easy commuting distance.



Entrance Hall

Solid wooden flooring. Staircase with gallery landing. Spotlights.

Lounge

17'01 x 13'02

Solid wooden floor. Feature window seat. Fireplace with tiled hearth.

Kitchen/Dining/Living Room

31'11 x 15'11

Open plan with high and low level units with recess for Rangemaster, Stainless steel extractor fan, Franke 1 1/2 sink unit. Built in dishwasher. Built in larder cupboard. Feature brick wall at living area with multi fuel stove. Breakfast bar. Sliding bi fold doors to front patio area. Solid wooden flooring.

Utility Room

7'10 x 7'05

High and low level units with ceramic sink and wooden worktops. Recess for washing machine, tumble dryer and fridge/freezer.

Master Bedroom

17'02 x 13'05

Feature window seat. Solid wooden flooring.

Ensuite

Shower cubicle with wall shower, low flush w.c., wash hand basin. Electric mirror.

Cloakroom

White low flush w.c., and pedestal wash hand basin. Storage cupboard.

First Floor

Landing Area

Currently used for work from home area.

Bedroom Two

13'02 x 12'08

Built in robes. Velux window. Room for storage.

Bedroom Three

13'02 x 12'08

Built in robes. Velux window.

Bathroom

Double jacuzzi bath with middle taps. Corner shower cubicle with wall shower, low flush w.c. and wash hand basin. Part panelled walls.

Bedroom Four

16'09 x 10'04

Built in robes. Velux window.

Outside

Driveway to the front with ample parking to front and side. Paved patio area to the front. Rear and side gardens laid out in lawns.

Detached Garage

19'7 x 19'0

Up and over door. Power and electricity.











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

ULSTER PROPERTY SALES

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