





ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating	
Current	Potential
The more efficient, the better rating code	
A	A
B	B
C	C
D	D
E	E
F	F
G	G

84 84

Northern Ireland

14 Saul Meadows, Downpatrick, BT30 6WU

Offers Around £219,950

14 Saul Meadows, Downpatrick, BT30 6WU

This exceptional home of approx 1600sqft enjoys a lovely site and is in this much admired O'Connor Bros development. The beautifully presented accommodation features master bedroom with dressing area and ensuite, two further bedrooms and high quality bathroom. The beautifully presented living room has a feature fireplace and the deluxe kitchen with island unit has dining area and sitting area which fronts out to the private rear garden via patio doors. The private garden has patio area and lawns to fully appreciate the sun filled days. The property benefits from oil fired central heating.



Entrance Hall

Ceramic tiled floor.

Lounge

18'03 x 12'07

Feature fireplace with feature inset and tiled hearth.

Kitchen/Dining/Living Area

23'06 x 19'06

High and low level units with granite worktop. Integrated fridge/freezer, integrated dishwasher and oven. Extractor fan. Island unit with breakfast bar. Ceramic tiled floor. Patio doors to the rear garden.

Cloakroom

Low flush w.c., pedestal wash hand basin. Ceramic tiled floor.

First Floor

floored attic with ladder.

Master Bedroom

14'08 x 12'09 exc dressing area

Lshaped. Front facing. Dressing area with built in robes.

Ensuite

Corner shower with wall shower, low flush w.c., wash hand basin. Towel radiator. Tiled floor. Tiled at splashback.

Bedroom Two

10'01 x 8'10

Rear facing.

Bedroom Three

10'07x 9'01

Rear facing.

Bathroom

White freestanding bath with middle taps. low flush w.c., wash hand basin. shower cubicle with wall shower. Tiled floor. Tiled at splashback.

Outside

Tarmac driveway with ample parking to the side and gardens in lawn to the front. Enclosed rear south facing gardens with paved patio area and raised flower beds with gardens in lawn. Outside shed with 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.

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