



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating	Current	Potential
83-91 A	83	83
74-81 B		
65-73 C		
55-64 D		
45-54 E		
35-44 F		
2-34 G		

Northern Ireland

2 St. Patricks Crescent, Downpatrick, BT30 7DW

Offers Around £229,950

2 St. Patricks Crescent, Downpatrick, BT30 7DW

This 4 bedroom detached family home is positioned at the end of a cul de sac in this popular residential development. The accommodation is well designed and presented with 4 bedrooms (master with ensuite), quality family bathroom and a spacious lounge with stove and a deluxe kitchen with Island unit. The hamlet of Ballyalton is a well established private residential area 2 miles from Downpatrick schools and amenities.



Entrance Hall

Ceramic tiled flooring. Under stairs storage cupboard. Cloakroom with low flush w.c. and wash hand basin. Tiled at splashback.

Lounge

17'0 x 13'05

Fireplace with wood burning stove with decorative inset and slate hearth with floating mantle.

Kitchen/Dining area

20'03 x 15'04

High and low level units with integrated electric oven and hob with stainless steel extractor fan, fridge/freezer and dishwasher. Island unit with breakfast bar. Ceramic sink unit. Tiled at splashback. Ceramic tiled floor. Patio doors to rear garden.

First Floor

Landing area with hotpress.

Master Bedroom

14'0 x 10'10

Rear facing. Built in robes. Ensuite shower room comprising low flush w.c. pedestal wash hand basin, walk in shower cubicle with wall and rain shower. Tiled at splashback.

Bedroom Two

11'07 x 10'09

Front facing.

Bedroom Three

11'09 x 9'01 | shaped

Front facing. Currently used as an office/gym

Bedroom Four

9'01 x 8'01

Rear facing.

Bathroom

Panelled bath with shower over, pedestal wash hand basin and low flush w.c. Tiled flooring. Tiled at splashback.

Outside

Tarmac driveway to the front and side. Gardens in lawn to the front. Enclosed rear garden laid out in lawn with paved area. Side gate to paved area.









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