





ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating	
Current	Potential
The image reflects your energy code	
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Northern Ireland

8 Graysfield, Crossgar, BT30 9HG

Offers Around £249,950

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This excellent detached bungalow offers well presented flexible accommodation with both 4 bedroom and 3 bedroom options. The current accommodation comprises master bedroom with ensuite, 2 further bedrooms and family bathroom, a spacious lounge, dining room, conservatory and office. There is a fitted kitchen with dining area and separate utility room. The bungalow has gardens front, side and rear with a car port and benefits from oil fired central heating and double glazing. The location of this bungalow with good access to public transport in the desirable Graysfield development within easy walking distance of Crossgars shops and amenities makes this property ideal to range of purchasers.



Entrance Hall

Wooden flooring.

Lounge

16'02 x 15'11 into bay window

Tiled fireplace with mahogany surround and electric fire.

Dining Room/Bedroom 4

12'10 x 11'01

Front facing.

Kitchen/Dining area

13'04 x 11'01

High and low level units with integrated eye level oven, microwave, fridge, hob and extractor fan. Recess for fridge and dishwasher. 1 1/2 stainless steel sink unit. Tiled at splashback. Tiled floor.

Utility room

11'01 x 10'05

High and low level units with stainless steel sink unit. Recess for washing machine and tumble dryer. Tiled floor. Part tiled walls.

Cloakroom

White low flush w.c, pedestal wash hand basin. Tiled floor. Heated towel rail.

Office/Reception

17'10 x 9'08

Currently used as an office.

Conservatory

11'04 x 11'02

Door to garden.

Master Bedroom

12'08 x 11'01

Ensuite with low flush w.c and pedestal wash hand basin. Front facing. Built in robes.

Bedroom Two

11'02 x 9'09

Rear facing. Built in robes.

Bedroom Three

12'09 x 9'08

Rear facing. Built in robes.

Bathroom

Panelled bath, shower cubicle with Mira sport shower, pedestal wash hand basin, low flush w.c, Tiled floor. Part tiled walls.

Outside

Gardens in lawn with mature trees and shrubs to the front with paved driveway and car port with ample parking. Enclosed rear garden in lawn with mature shrubs and trees with paved areas.







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