

ULSTER PROPERTY SALES

UPS

DOWNPATRICK BRANCH

12 English Street, Downpatrick, County
Down, BT30 6AB

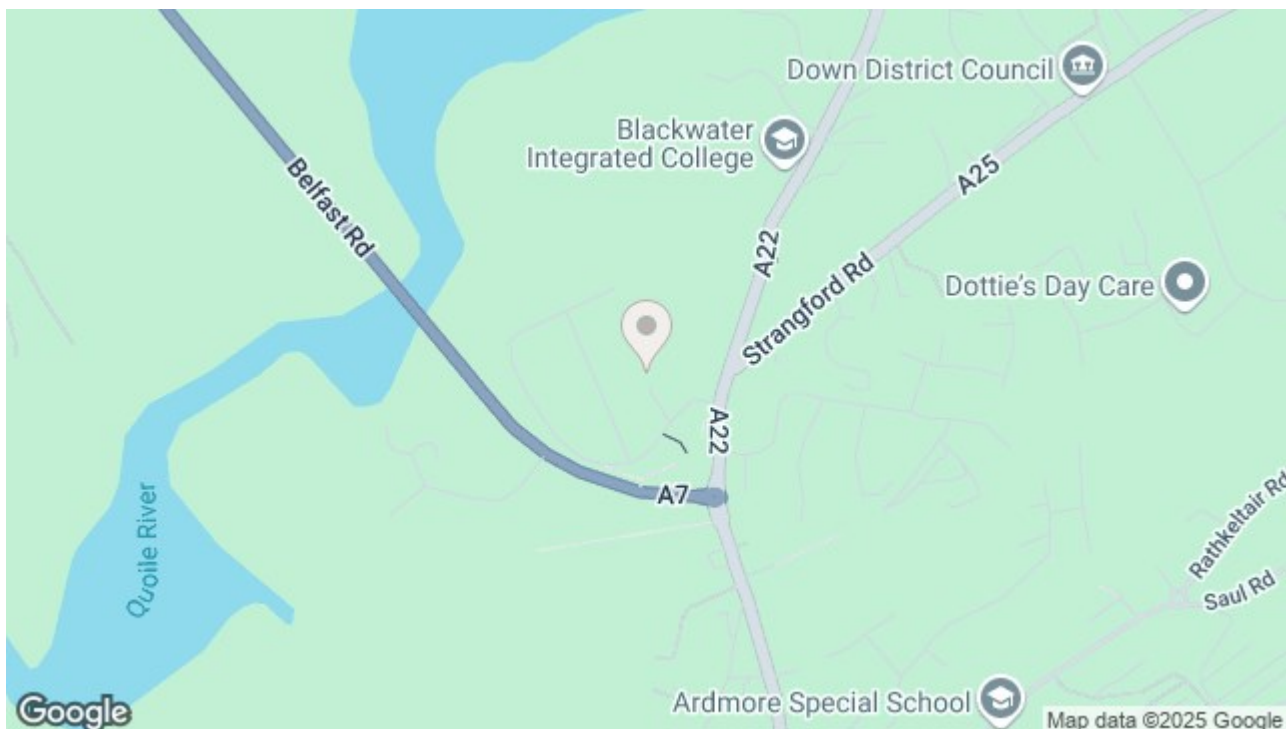
028 4461 4101

downpatrick@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



4 ROUGHAL PARK, DOWNPATRICK, BT30 6HB



OFFERS AROUND £325,000

This delightful detached bungalow occupies an elevated site in a popular location within easy access to commuting routes. The property offers Lounge and Sun Room with lovely views, Three bedrooms, shower room and bathroom with kitchen/dining area and utility room. The property also benefits from gas fired central heating and double glazing. The mature site is laid out in lawn with mature shrubs and trees and parking to the front with garage.



At a glance:

- Three bedrooms
- Two bathrooms
- Utility room
- Rear patio area
- Tarmac driveway
- Detached bungalow
- Lounge with gas fireplace
- Sunroom
- Gardens to front
- Garage

Entrance Porch

Tiled floor.

Entrance Hall

Lounge

17'03 x 11'09

Fireplace with gas fire and decorative inset with wooden mantle over. Cornicing. Lovely views.

Kitchen/Dining Area

20'11 x 10'01

High and low level units with double oven and gas hob and extractor fan. Recess for fridge. Part tiled walls. Stainless steel sink unit. Tiled floor. Tiled floor at dining. Door to:

Utility Room

8'11 x 8'07

Recess for freezer, washing machine, tumble dryer. Tiled flooring. Back door.

Shower Room

Corner shower cubicle with wall shower, vanity unit, low flush w.c., towel radiator. Fully tiled.

Master Bedroom

12'08 x 8'03

Built in robes. Laminated wooden flooring. Front facing.

Bedroom Two

11'0 x 8'04

Laminated wooden flooring. Front facing.

Bedroom Three

10'10 x 9'11

Rear facing. Laminated wooden flooring.

Bathroom

White corner bath, shower cubicle, low flush w.c., pedestal wash hand basin. Fully tiled.

Sun Room

14'05 x 14'01

Doors to rear patio area. Wooden flooring. Spot lights. Beautiful views over mature gardens and beyond.

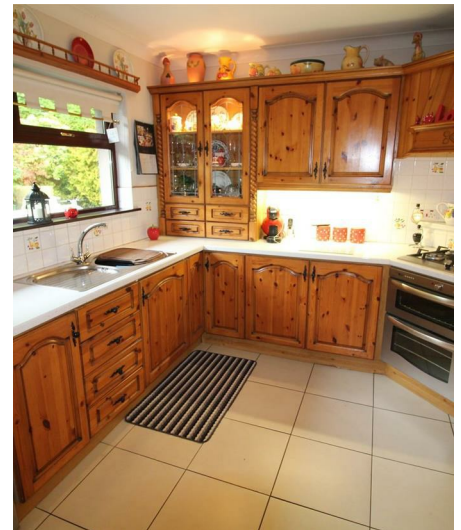
Garage

18'0 x 10'01

Roller Door. Power and light. Loft area for storage.

Outside

Tarmac driveway leading to parking area, Gardens laid out in mature lawns and shrubs with lovely views.



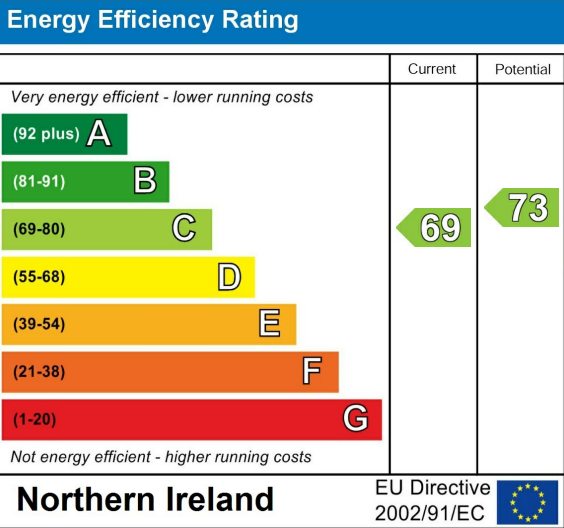












Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 4461 4101.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

RENTAL DIVISION
028 9070 1000



Petrie Enterprises Ltd; Trading under licence as Ulster Property Sales (Ballymena) Gareth Dallas
©Ulster Property Sales is a Registered Trademark