





ULSTER PROPERTY SALES

# UPS

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

83 83

Northern Ireland

## 2 St Patricks Way, Downpatrick, BT30 7DJ

Offers Around £230,000



## 2 St Patricks Way, Downpatrick, BT30 7DJ

This lovely detached home is situated in the popular St Patricks Way in Ballyalton. The beautifully presented property offers four bedrooms(master with ensuite), Family bathroom, Lounge and Kitchen with dining area. Outside is a pergola ideal for entertaining and garden enclosed by gate with off street parking.

In close proximity to the Downe Hospital, Downshire Civic centre and only a short drive to shops, schools and restaurants.



### **Entrance Hall with Cloakroom**

High Gloss tiled floor. White low flush w.c and hand basin with splash back. Under stair storage.

### **Living Room**

**17'1" x 14'9"**

Multi fuel stove on tiled hearth with floating mantle. Feature brick. Laminated wooden flooring.

### **Kitchen/Dining**

**21'4" x 13'6"**

Fully fitted with a high spec contemporary kitchen and high gloss tiled floor. Integrated dishwasher, fridge/freezer, washing machine, double oven and ceramic hob. Sink unit with drainer. Media wall with recess for electric fire. Double patio doors lead to rear garden with pergola and driveway.

### **Master Bedroom with Ensuite**

**12'2" x 10'10"**

Rear Facing. Ensuite comprising of low flush w.c, wash hand basin, shower cubicle. Towel Radiator.

### **Bedroom Two**

**10'2" x 7'10"**

### **Bedroom Three**

**11'8" x 9'2"**

### **Bedroom Four**

**11'9" x 11'8"**

### **Bathroom**

White Low flush w.c; vanitory unit, bath with tiled splash back and matching tiled floor and wall shower over. Towel radiator.

### **Outside**

Front enclosed with iron gate. Rear garden with driveway and pergola. Enclosed by gates.



















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

Unit 7 49-51 Market Street  
Downpatrick  
County Down  
BT30 6LR

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