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 ULSTER PROPERTY SALES  
**UPS**  
 FOR SALE



ULSTER PROPERTY SALES

# UPS

**Energy Efficiency Rating**

Band	Score	Passes?
A	91-100	Yes
B	81-90	Yes
C	69-80	Yes
D	55-68	Yes
E	49-54	Yes
F	35-48	No
G	1-34	No

Current Rating: **D** (Score: 58)

Minimum Rating: **F** (Score: 49)

Maximum Rating: **A** (Score: 91)

EDB (Energy Data Bank) Northern Ireland

## 64 Kilmore Village, Crossgar, BT30 9HP

Offers Around £299,950



## 64 Kilmore Village, Crossgar, BT30 9HP

We are pleased to offer for sale this extended detached home in the ever popular village of Kilmore. The detached home is situated within easy access to Crossgar, Downpatrick and Ballynahinchalong with an easy commuting distance to Belfast. The accommodation extends to approximately 2000 sq ft and comprises Entrance Hall, Lounge, Living Room, Formal dining room and Sun room from Kitchen. The first floor comprises a large gallery landing with four bedrooms with master bedroom ensuite and family bathroom.

To the rear is a spacious enclosed garden which is ideal for families and entertaining.

Rarely do properties of this size and scope come for sale at such a reasonable level in a good area. Early viewing is advised.



**Entrance Hall**

Tiled floor. Storage under stairs.

**Lounge**

**14'01 x 12'03**

Fireplace with slate hearth. Solid wooden flooring. Double doors to dining room

**Living Room**

**14'01 x 12'0**

Solid wooden flooring. Fireplace.

**Kitchen/dining area**

**22'05 x 12'0**

High gloss high and low level units with double eye level oven. Gas hob with extractor fan. 1 1/2 stainless steel sink unit. Breakfast bar. Tiled flooring. Recess for washing machine and dishwasher.

**Rear hallway**

Cloakroom with low flush w.c and wash hand basin. Tiled floor.

**Dining Room**

**12'0 x 9'11**

Solid wooden flooring.

**Sun Room**

**13'09 x 11'03**

Solid wooden floor. Doors to garden.

**First floor**

Return staircase with landing area. Hotpress with shelving.

**Master Bedroom**

**14'03 x 11'10**

Side window and velux. Laminated wooden flooring. Ensuite with shower cubicle with

wall shower, vanity unit and low flush w.c., Tiled floor. Tiled at splashback.

**Bedroom Two**

**14'06 x 11'09**

Front facing.

**Bedroom Three**

**13'10 x 12'02**

Front facing.

**Bedroom Four**

**9'08 x 9'0**

Side facing.

**Bathroom**

White freestanding bath, low flush w.c and pedestal wash hand basin. Velux window. Tiled floor.

**Outside**

Tarmac driveway to the front with ample parking with gardens in lawn. Enclosed rear garden in lawns with mature shrubs, decked and 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.