

ULSTER PROPERTY SALES

# UPS

**Energy Efficiency Rating**

Rating	Score	Band
A	92-100	A
B	81-91	B
C	69-80	C
D	55-68	D
E	49-54	E
F	35-48	F
G	2-34	G

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

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

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

Maximum Rating: **A** (Score: 92)

Northern Ireland

## 47 Roughal Park, Downpatrick, BT30 6HB

Offers Around £295,000



## 47 Roughal Park, Downpatrick, BT30 6HB

Situated in a very desired location in Downpatrick with easy access for commuting yet close to the towns amenities.

The property has flexible accommodation and currently comprises entrance porch to reception hall/dining area, Lounge with double aspect windows, Kitchen with dining and living area enjoying the views towards the Mountains, Down Cathedral and beyond, Two bedrooms with ensuite, lower ground floor with two further bedrooms(one with ensuite and patio doors to the rear garden). The mature gardens to the front and rear are well maintained and the rear garden benefits from being a southerly aspect. The property has an outhouse and extended attached garage.





**Entrance Porch**

Tiled floor.

**Entrance Hallway/Dining area**

**16'07 x 12'02**

large entrance hallway currently used as a formal dining area.

**Lounge**

**19'11 x 13'0**

Brick fireplace with open fire. Double aspect with views towards the Mountains.

**Kitchen/Dining/Living area**

**21'10 x 13'11**

High and low level units with recess for fridge freezer and cooker. Electric hob. Tiled flooring at dining/living area. Lovely views towards the Mourne Mountains, Down Cathedral and beyond.

**Bathroom**

Panelled bath with telephone hand shower, pedestal wash hand basin, low flush w.c., Hotpress with storage.

**Room through to ensuite**

**8'11 x 6'09**

ideal for walk in wardrobe area or work from home space.

**Ensuite Shower Room**

Corner shower cubicle with electric shower, low flush w.c., and wash hand basin. Towel radiator. Tiled walls.

**Bedroom One**

**11'1 x 13'10**

Built in robes. Views towards the Mountains, Down Cathedral and countryside. Wooden flooring.

**Bedroom Two**

**12'03 x 8'11**

Built in robes and desk. Front facing.

**Lower Ground Floor**

stairs down to:

**Bedroom Three**

**9'11 x 7'01**

Front facing.

**Bedroom Four**

**13'0 x 12'09**

Patio doors to rear garden.

**Ensuite Shower Room**

Shower cubicle with electric shower, low flush w.c. and wash hand basin. Tiled wall. Tiled floor.

**Outhouse**

**11'07 x 8'10**

leading to another area 11'08 x 4'06

**Garage**

**21'01 x 9'10**

Roller door. Power and light.

**Outside**

Tarmac driveway to the front and gardens with mature shrubs and trees. Enclosed rear garden with mature shrubs and lawns.



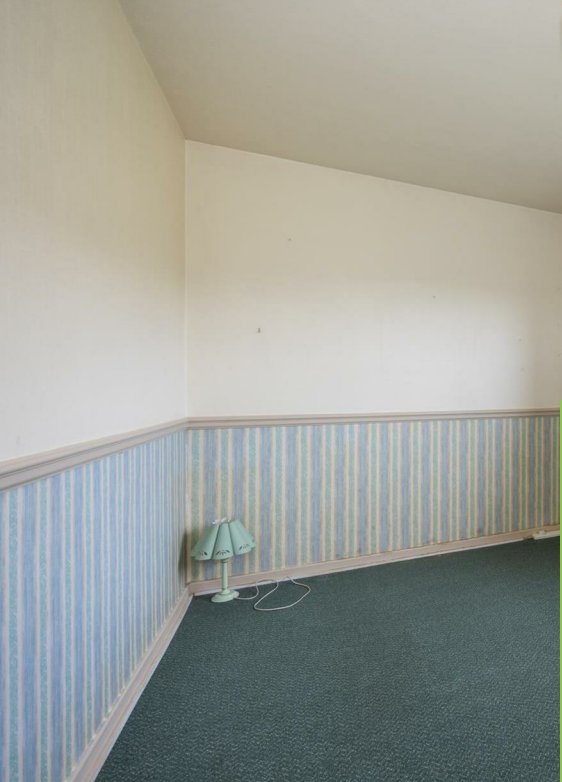




















Please note we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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

**FORETSIDE**  
028 9064 1264

**GLENGORMLEY**  
028 9083 3295

**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9047 1515