



## 37 TOBERCORRAN ROAD

Downpatrick BT30 8HU

- Fine country residence
- Four bedrooms
- Four reception
- Stunning views over the Mourne Mountains
- Many original features
- Oil fired central heating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			EU Directive 2002/91/EC

**Offers Around £375,000**

# 37 Tobercorran Road

, Downpatrick, BT30 8HU



## Entrance Hall

Solid wooden flooring. Cornicing and ceiling rose.

## Living Room

20'7 x 15'02 (6.27m x 4.62m)

Solid wooden flooring. Cornicing and ceiling rose. Marble fireplace with decorative inset.

## Lounge

18'05 x 14'09 (5.61m x 4.50m)

Original fireplace. Solid wooden flooring. Front facing.

## Dining Room

15'03 x 10'02 (4.65m x 3.10m)

Original fireplace. Side facing.

## Casual dining room

14'11 x 12'04 (4.55m x 3.76m)

Slate tiled floor. Tongue and groove ceiling.

## Kitchen

14'08 x 7'11 (4.47m x 2.41m)

High and low level units with recess for cooker. Stainless steel sink unit. Tiled floor. Back door. Spotlights. Part tiled walls.

## First Floor

Feature return staircase to landing area.

## Bathroom

Panelled bath with shower over. Vanity wash hand basin. Fully tiled walls. Tongue and groove ceiling.

## Separate Toilet

## Bedroom One

15'01 x 10'03 (4.60m x 3.12m)

Feature fireplace. Access to floored roofspace.

## Bedroom Two

15'05 x 14'11 (4.70m x 4.55m)

Double aspect windows. Feature fireplace.

## Bedroom Three

12'07 x 15'10 (3.84m x 4.83m)

Front facing. Feature fireplace.

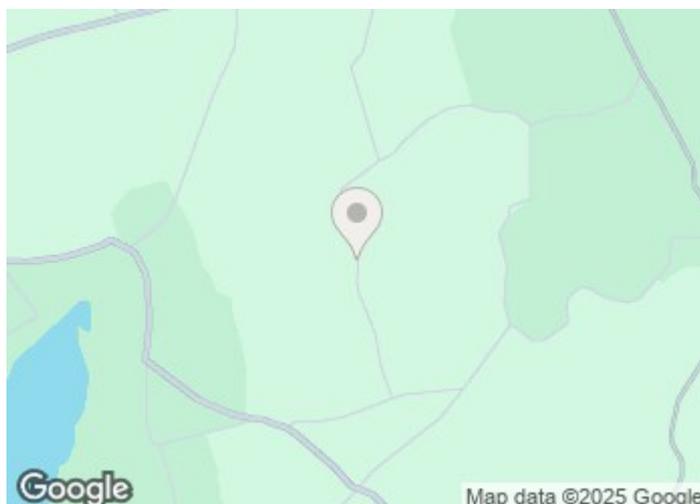
## Bedroom Four

15'10 x 12'07 (4.83m x 3.84m)

Feature fireplace.

## Outside

Gardens in lawn with mature shrubs and trees with driveway to front and side of the property.



## Directions



