

## 22 BALLYHORNAN ROAD

Downpatrick BT30 6RH

- Detached House
- Four Bedrooms (Master Bedroom ensuite)
- Lounge & Sitting Room
- Kitchen and formal dining room
- Enclosed rear gardens
- Detached Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

**Offers Around £395,000**

# 22 Ballyhornan Road

, Downpatrick, BT30 6RH



**Porch**

4'4" x 6'6" (1.32m x 1.98m)  
Two windows to rear, two windows to front, two doors.

**Entrance Hall**

18'10" x 6'6" (5.74m x 1.98m)  
Tiled floor. Storage cupboard, stairs, door to

**Living Room**

15'3" x 13'0" (4.65m x 3.96m)  
Fireplace with multi fuel stove on slate hearth with floating wooden mantle. Window to side, window to front.  
Solid wooden flooring. Cornicing and ceiling rose.

**Dining Room**

13'8" x 11'10" (4.17m x 3.61m)  
Cornicing and ceiling rose. Window to front, open plan, door to:

**Sitting Room**

12'4" x 6'7" (3.76m x 2.00m)  
Laminated wooden floor. Sliding patio doors to garden.

**Cloakroom**

8'9" x 3'0" (2.67m x 0.92m)  
White low flush w.c., pedestal wash hand basin and shower cubicle with electric shower.

**Kitchen**

13'11" x 11'10" (4.24m x 3.61m)  
High and low level units with recess for dishwasher, American style fridge/freezer and Rangemaster gas cooker. Extractor fan. 1 1/2 sink unit. Tiled flooring. Tiled at splashback. Window to side, window to rear. door to:

**Utility Area**

8'9" x 6'6" (2.67m x 1.98m)  
High and low level units with stainless steel sink unit. Tiled floor. Tiled at splashback. Back door to garden.

**Landing**

13'3" x 6'7" (4.04m x 2.00m)  
Door to storage.

**Bedroom 3**

15'4" x 13'0" (4.68m x 3.96m)  
Window to front. door to:

**Bedroom 4**

12'4" x 9'8" (3.76m x 2.95m)  
Window to side, door to:

**Bedroom 2**

13'8" x 11'10" (4.17m x 3.61m)  
Window to front, door to:

**Bedroom 1**

13'11" x 11'10" (4.24m x 3.61m)  
Window to side, door to:

**En-suite**

8'8" x 3'9" (2.64m x 1.14m)  
White low flush w.c. vanity unit and shower cubicle with electric shower. Part tiled walls. Tiled floor.

**Bathroom**

8'8" x 5'8" (2.64m x 1.73m)  
White panelled bath with middle taps and hand shower over, low flush w.c. vanity unit. Tiled floor. Part tiled walls.

**Outbuildings**

15'0 x 10'8  
12'10 x 19'0

**Garage**

45'11"32'9" x 55'9"32'9" (14'10 x 17'10)



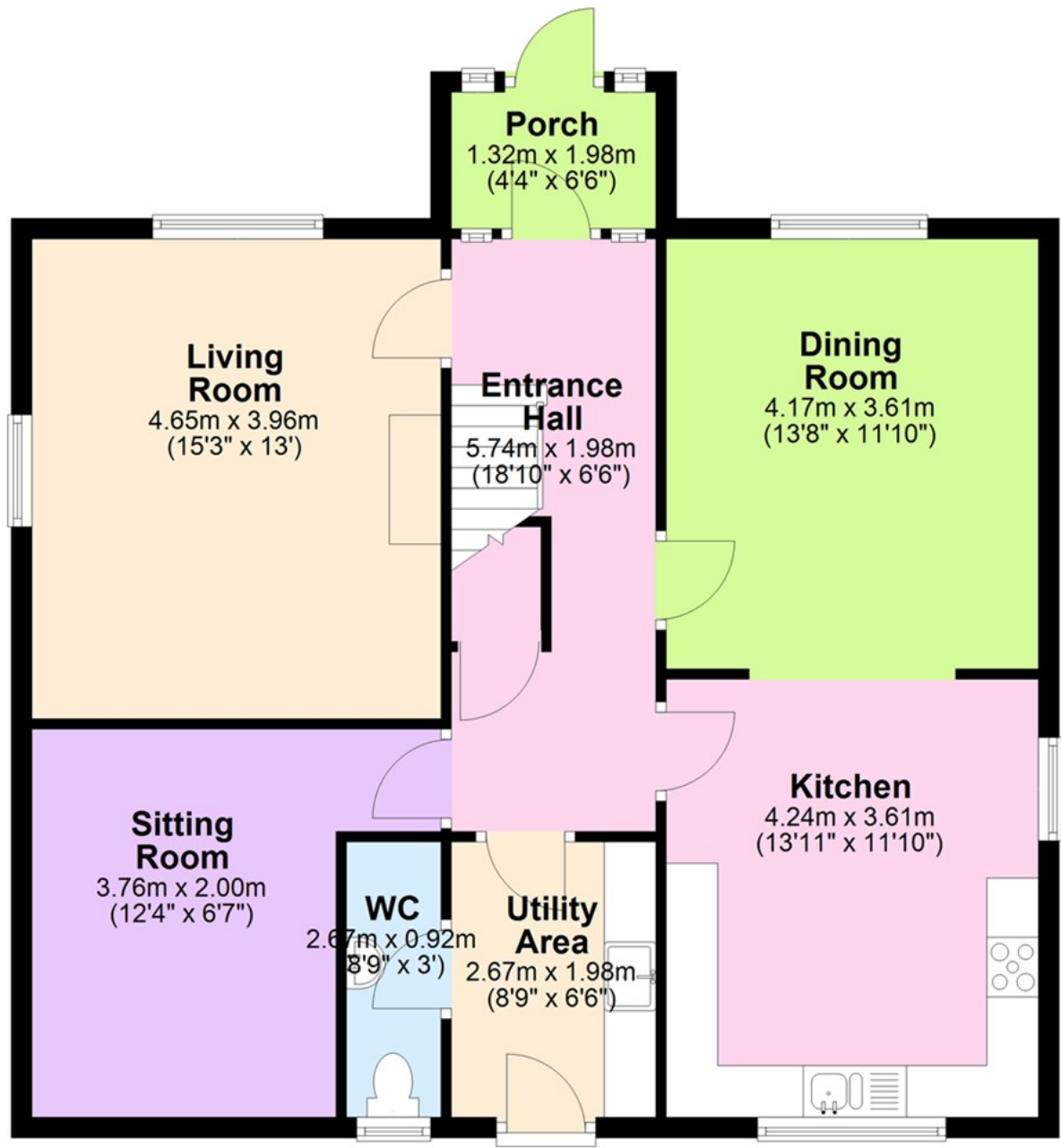
## Directions



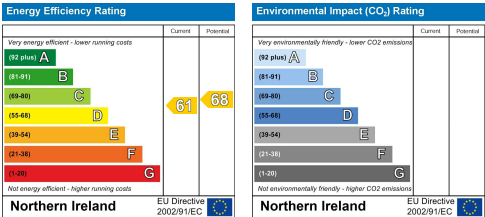


Floor Plan

Ground Floor



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