

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) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Offers Around £395,000

22 Ballyhorman 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)



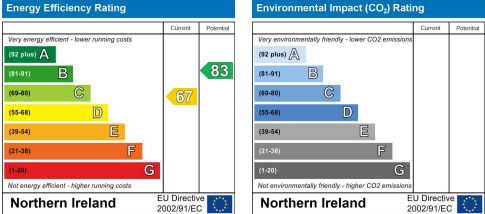
Directions



Floor Plan



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