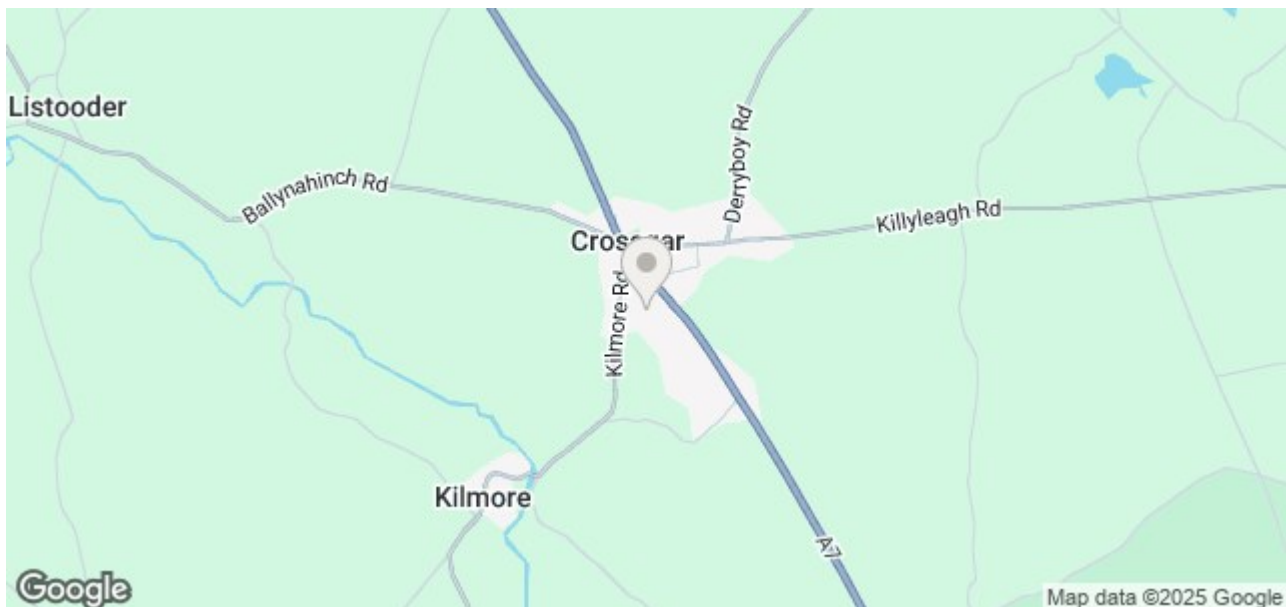




11 STATION PARK, CROSSGAR, CROSSGAR, BT30 9FB



OFFERS AROUND £199,950



This beautifully presented home offers spacious and comfortable living. The ground floor features a welcoming lounge, a modern kitchen with a dining area, a convenient utility room, and a downstairs WC. Upstairs, you'll find three well-proportioned bedrooms, including a master with an en-suite, and a stylish family bathroom. The property benefits from enclosed rear gardens—ideal for relaxing or entertaining—as well as off-street parking.

Situated in a highly desirable area of Crossgar, the home is just a short stroll from local restaurants, coffee shops, and other amenities. It also offers easy commuting access to Belfast, Downpatrick, Saintfield, and Ballynahinch.



## Key Features

- Mid Terrace
- Kitchen/Dining area
- Master bedroom Ensuite
- Lounge
- Three bedrooms
- Off Street parking

### Entrance Hall

6'7" x 6'8"

Stairs, door.

### Living Room

15'9" x 15'2"

Solid wooden flooring.  
fireplace with wood fuel  
stove and floating mantle.,  
door to:

### Kitchen/Dining

10'9" x 6'7"

High and low level units  
with integrated oven and  
hob and extractor fan.  
Integrated wine rack.  
Integrated fridge/freezer  
and dishwasher. 1 1/2  
stainless steel sink unit. Tiled  
floor. Double doors to rear  
garden. door to:

### Utility Area

7'5" x 4'0"

High and low level units.  
Recess for washing  
machine.

### WC

8'0" x 2'8"

White low flush w.c. and  
pedestal wash hand basin.  
Tiled floor. Tiled at  
splashback.

### Landing

10'0" x 2'11"

### Hotpress

2'3" x 3'0"

### Bedroom 1

10'3" x 12'1"

Master bedroom. door to:

### En-suite

6'10" x 5'11"

White low flush w.c., pedestal  
wash hand basin, Shower  
cubicle with electric shower.  
door to:

### Bedroom 2

9'8" x 11'0"

Window to rear, door to:

### Bathroom

6'7" x 6'7"

Family bathroom with  
panelled bath and electric  
shower over, pedestal wash  
hand basin and low flush w.c.,  
Tiled floor. Tiled at splashback.

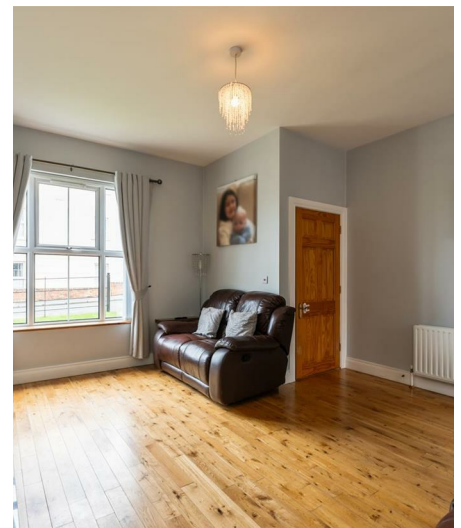
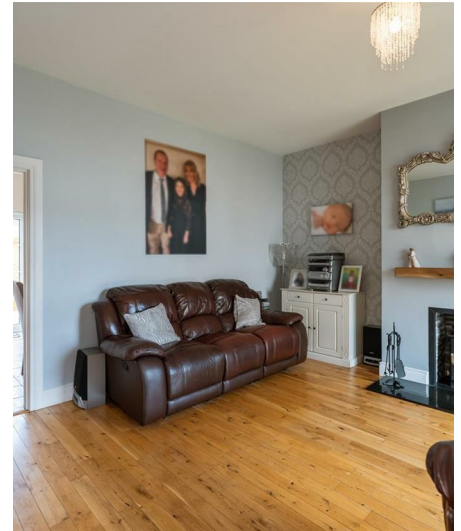
### Bedroom 3

9'8" x 6'10"

Window to rear, door to:

### Outside

Garden in lawn with paved  
path to the front. Enclosed  
rear garden with paved patio  
area and stones. Pvc oil tank.  
Paved off street parking.

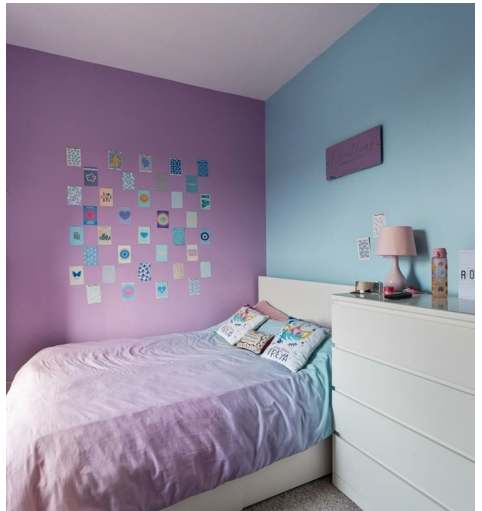




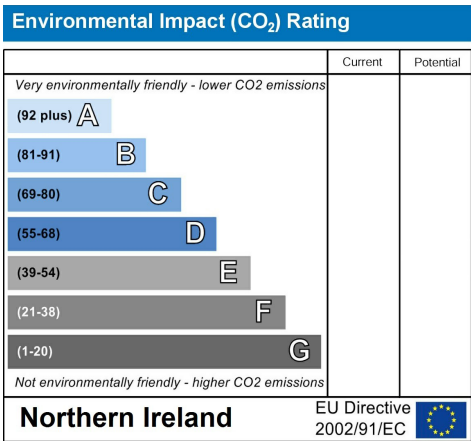
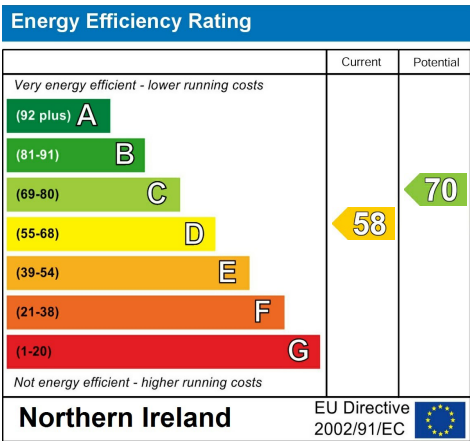




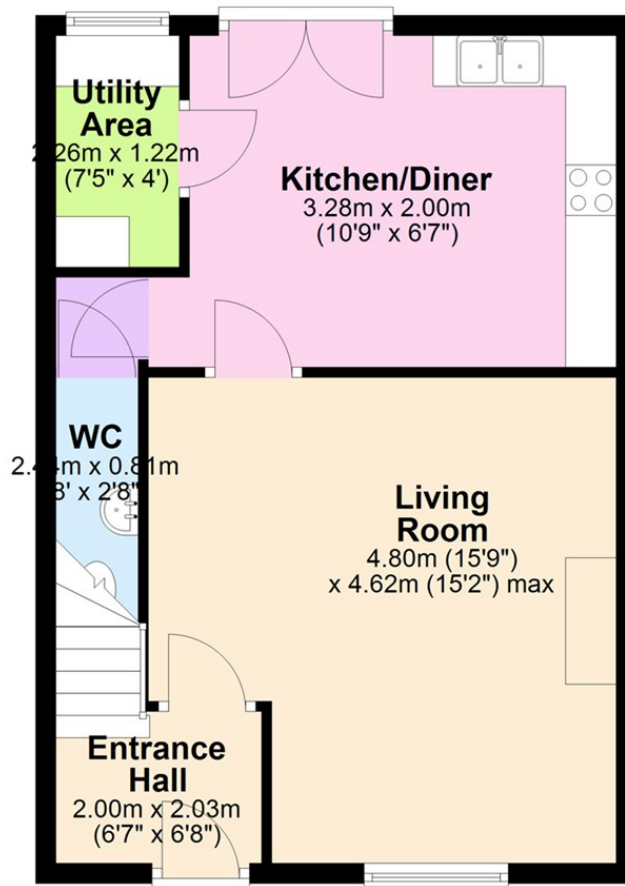








## Ground Floor



Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 4461 4101.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

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

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