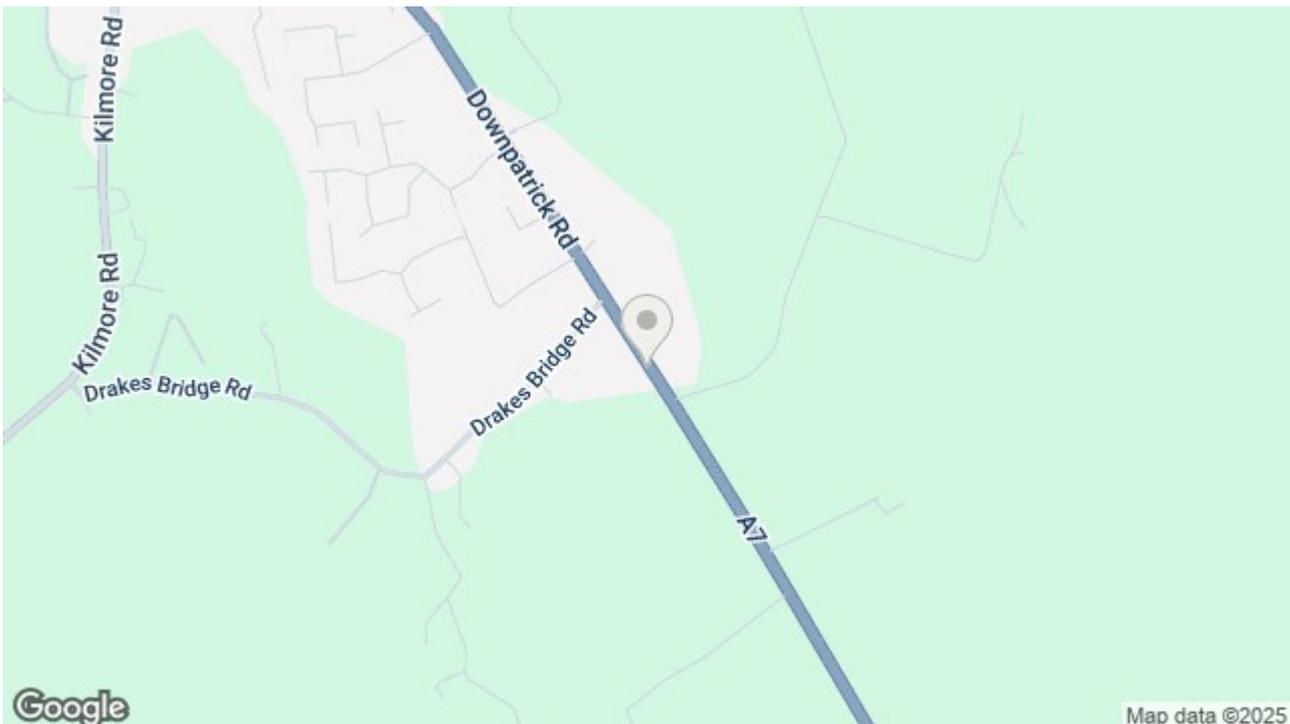




40 DOWNPATRICK ROAD, CROSSGAR, DOWNPATRICK, BT30 9EQ



OFFERS AROUND £295,000

Charming Detached Bungalow with Acreage on the Outskirts of Crossgar

A rare opportunity to acquire a detached bungalow conveniently located on the outskirts of Crossgar, within walking distance of local shops, amenities, and public transport links. The property is ideally situated just a short drive from Downpatrick and Saintfield, with easy access to Belfast, making it perfect for commuters and families alike.

This spacious and flexible home offers well-appointed accommodation, including: Master bedroom with en-suite and walk-in wardrobe, Dual-aspect lounge providing ample natural light, Family room and separate dining room, Fully fitted kitchen and adjoining utility room, Sunroom overlooking the gardens and Main bathroom

Outside, the property boasts ample parking and beautifully maintained mature gardens to the front, side, and rear. These include various entertaining areas surrounded by established shrubs and greenery, offering both privacy and charm.

An exceptional feature of this property is the approximately 2.2-acre field to the rear, included in the sale ideal for those seeking space for equestrian use or simply enjoying the outdoors.



At a glance:

- Detached Bungalow
- Lounge & Family room
- Mature shrubs
- Three Bedrooms (master bedroom ensuite)
- Utility room
- Field of approx 2.2 acres

Entrance Porch

Tiled floor.

Entrance Hall

Wooden floor.

Lounge

15'1 x 11'9

Brick fireplace on tiled hearth. Cornicing.

Kitchen

11'3 x 10'8

High and low level units with stainless steel sink unit. Breakfast bar. Recess for electric oven.

Dining Room

11'3 x 8'1

Utility Room

8'1 x 5'9

High and low level units. Sink unit.

Sun Room

8'2 x 7'1

Tiled floor. Tongue and groove ceiling.

Family Room

12'8 x 9'7

Bathroom

7'3 x 5'4

Panelled bath, low flush w.c and pedestal wash hand basin. Fully tiled.

Master Bedroom

12'7 x 11'5

Ensuite shower room. Walk in wardrobe. Front facing.

Ensuite Shower Room

Shower cubicle with electric shower, vanity unit, low flush w.c, Tiled floor. Tiled at splashback.

Bedroom Two

10'8 x 10'5

Built in robes. Rear facing.

Bedroom Three

11'7 x 9'0

Front facing.

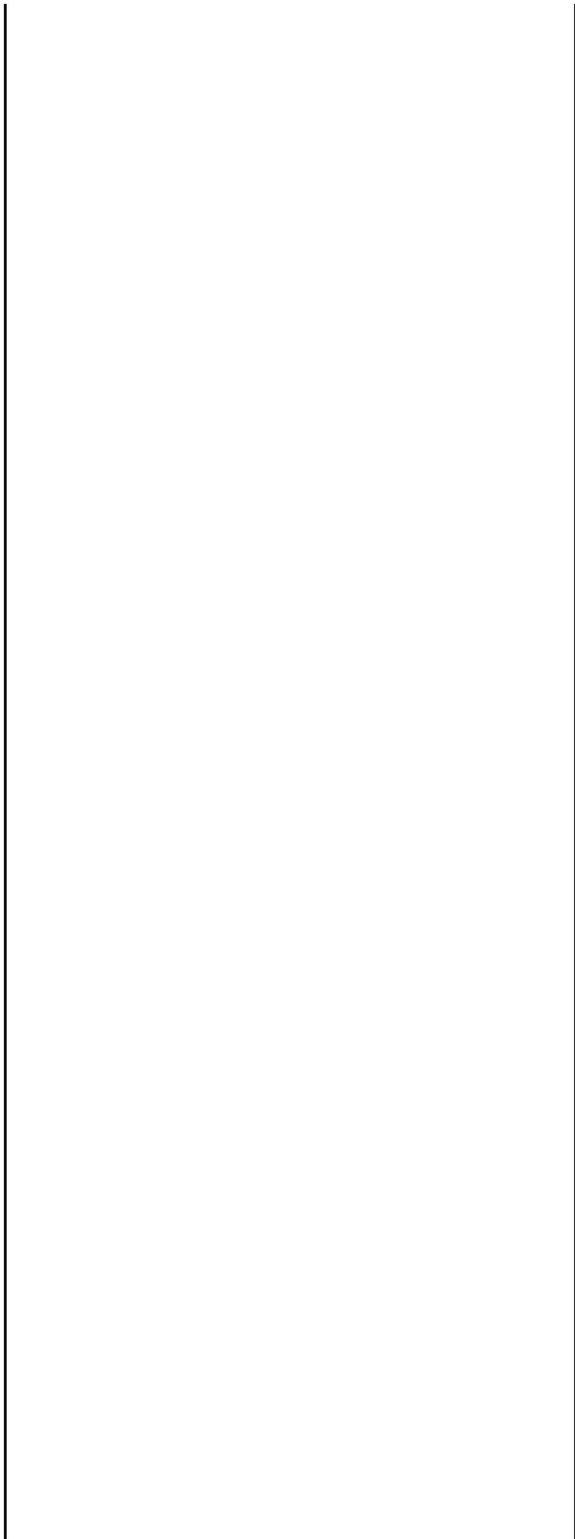
Boiler House

11'5 x 5'1

Outside

Outside, the property boasts ample parking with gravel driveway and beautifully maintained mature gardens to the front, side, and rear. These include various entertaining areas surrounded by established shrubs and greenery, offering both privacy and charm. There is approximately 2.2-acre field to the rear, included in the sale ideal for those seeking space for equestrian use or simply enjoying the outdoors.













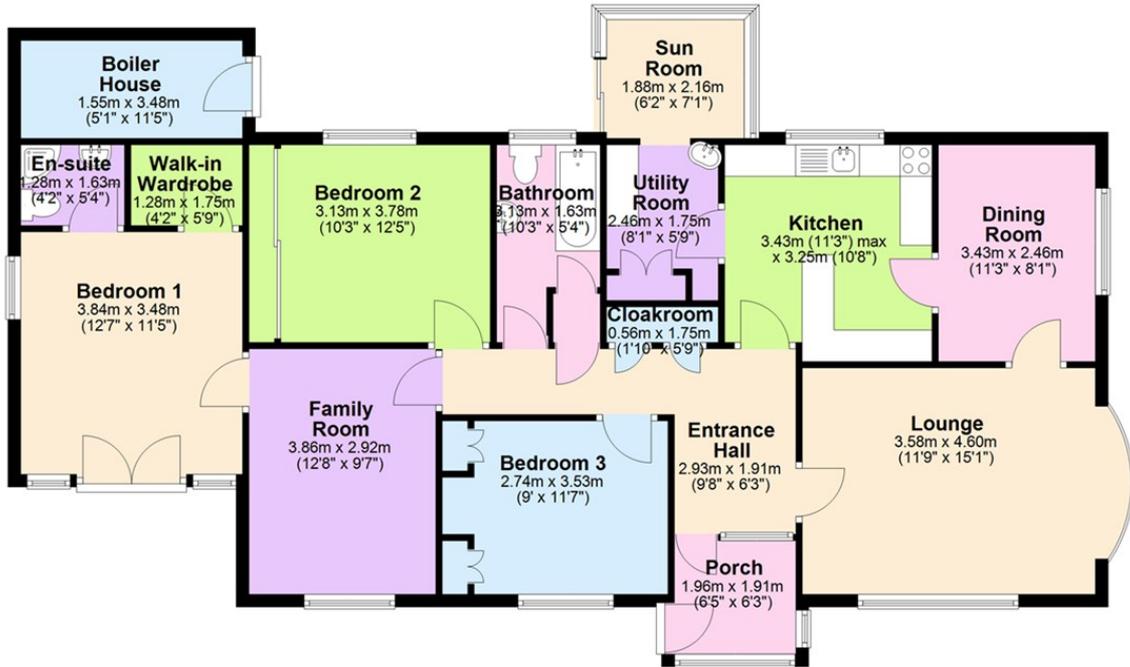






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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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