



42 OLD COURSE ROAD

Downpatrick BT30 8BD

- Detached home extending to approx 3000sqft
- One acre mature site
- Five Bedrooms
- Two Receptions
- Detached Double Garage
- Beautifully presented
- Kitchen/ Dining area
- Family bathroom
- Great location
- Well Priced

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Offers Around £425,000

42 Old Course Road

, Downpatrick, BT30 8BD



Entrance Hall

Tiled at entrance leading to solid Oak flooring. 12'8 x 11'5 (3.86m x 3.48m)
Open tread Oak staircase.

Lounge

19'0 x 16'1 (5.79m x 4.90m)
Feature fireplace with gas fire and limestone hearth. Wooden flooring. Cornicing and ceiling rose. Bespoke bookshelves. Double doors to patio area.

Open plan Kitchen/dining area

22'3 x 22'1 (6.78m x 6.73m)
High and low level units with granite worktops and stainless steel extractor fan. 1 1/2in robes. Recess for Rangemaster gas range cooker and American style fridge freezer. Recess for dishwasher. Tiled at splashback. Double doors at dining area.

Utility Room

9'8 x 7'10 (2.95m x 2.39m)
High and low level units with recess for washing machine and tumble dryer. Part tiled walls. Part panelled walls. Tiled floor. Stable door to rear.

Dining Room

Solid Oak flooring.

Family Bathroom

Free standing roll top bath with middle hand shower, low flush w.c., pedestal wash hand basin. Separate shower cubicle with electric shower. Part panelled walls. Tiled at shower cubicle. Tiled floor.

Bedroom One

16'2 x 11'4 (4.93m x 3.45m)
Solid Oak flooring. Front and side facing. Built in sliding robes.

Bedroom Two

13'10 x 11'11 (4.22m x 3.63m)
Solid Oak flooring. Rear and side facing. Built in sliding robes.

First Floor

Velux window. Eaves storage. Recessed lighting.

Bedroom Three

14'11 x 11'4 (4.55m x 3.45m)
Velux window. Eaves storage.

Bedroom Four

12'6 x 9'10 (3.81m x 3.00m)
Currently used as an office. Eaves storage.

Bedroom Five

13'9 x 11'3 (4.19m x 3.43m)
Wooden flooring. Built in robes. Eaves storage.

Wet Room

10'9 x 5'1 (3.28m x 1.55m)
Fully tiled walls and floor. Towel radiator. wall shower, vanity unit. low flush w.c., Velux window. Spotlights. Under floor heating.

Outside

Mature site extending to approx one acre with gardens front, side and rear. Covered entertainment area. Brick pavior driveway with electric gates and ample parking. Boiler House.

Detached Double Garage

Electric Doors

Directions

If you approach the Old Course road via the Ballynoe Road the property is only a short drive from Downpatrick town centre.

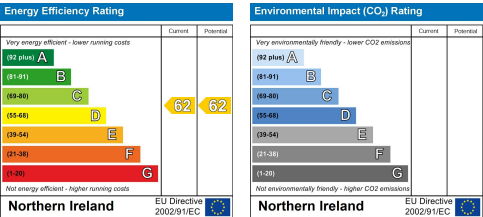


Directions



Floor Plan

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