

ULSTER PROPERTY SALES

# UPS

**DOWNPATRICK BRANCH**

Unit 7 49-51 Market Street, Downpatrick,  
County Down, BT30 6LR

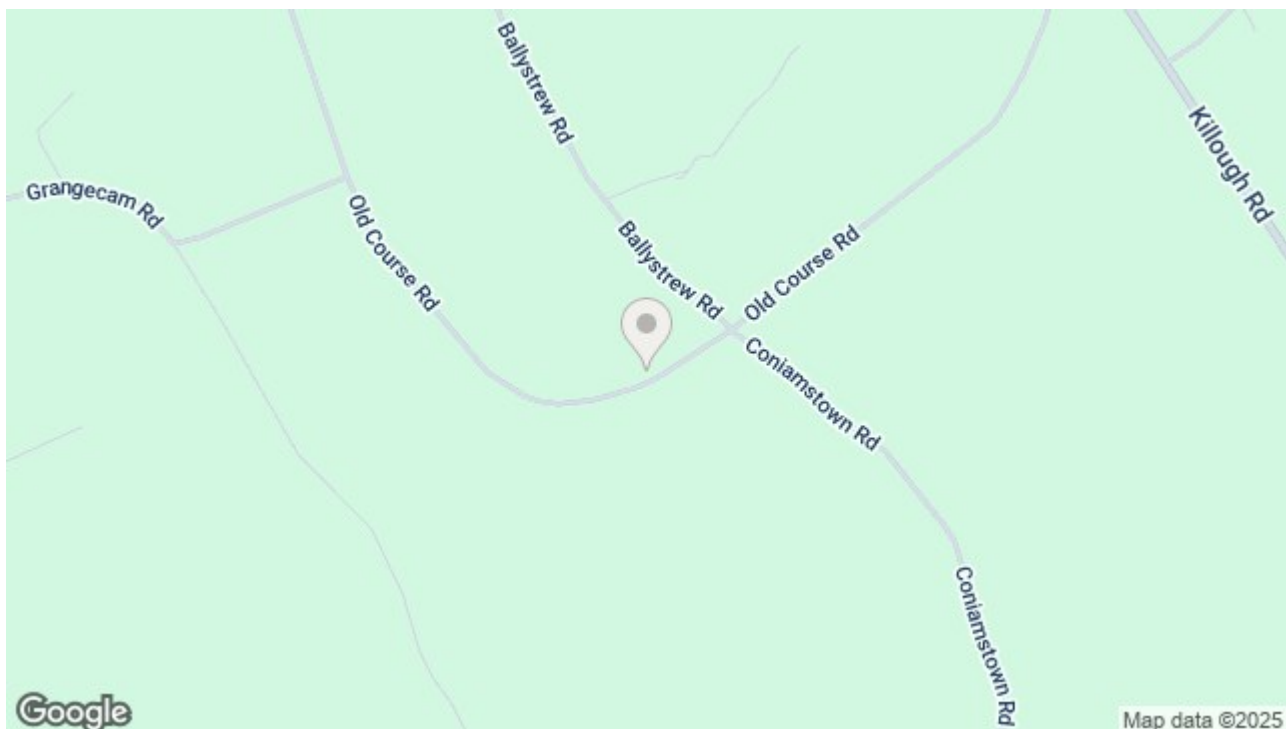
**028 4461 4101**

[downpatrick@ulsterpropertysales.co.uk](mailto:downpatrick@ulsterpropertysales.co.uk)

NETWORK STRENGTH – LOCAL KNOWLEDGE



**42 OLD COURSE ROAD, DOWNPATRICK, BT30 8BD**



**OFFERS AROUND £425,000**



## Stunning Detached Residence on Mature 1 Acre Site Near Downpatrick

This impressive detached home is set on a beautifully maintained 1 acre plot, ideally located within easy reach of Downpatrick, Killough, and a selection of scenic local beaches. Offering an effortless commute to Belfast and beyond.

Extending to approximately 3,000 sq ft, the property is finished to a high standard throughout and offers generous, flexible accommodation. The ground floor features a spacious lounge, an open-plan kitchen/dining area, a formal dining room, a utility room, two well-proportioned bedrooms, and a stylish family bathroom.

Upstairs, you'll find three additional double bedrooms and a modern wet room, making this home ideal for growing families or those needing space to work from home.

Externally, the home is surrounded by mature gardens and benefits from multiple patio and entertaining areas perfect for outdoor living. A large double garage provides additional storage or workshop space.

This is a rare opportunity to purchase a substantial family home in a peaceful yet convenient location.



## At a glance:

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

### Entrance Hall

Tiled at entrance leading to solid Oak flooring. Open tread Oak staircase.

### Lounge

19'0 x 16'1

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

High and low level units with granite worktops and stainless steel extractor fan. 1 1/2 sink unit. 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

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

12'8 x 11'5

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

Solid Oak flooring. Front and side facing. Built in robes.

### Bedroom Two

13'10 x 11'11

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

Velux window. Eaves storage.

### Bedroom Four

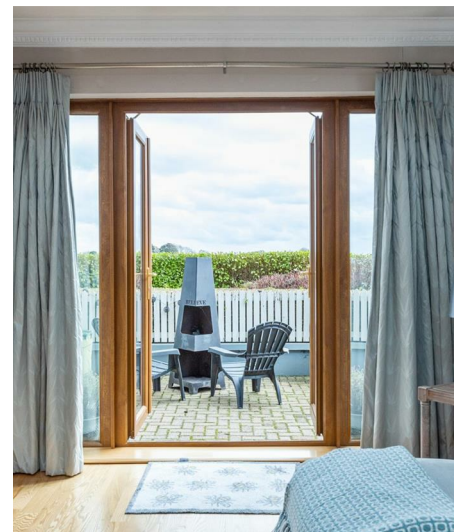
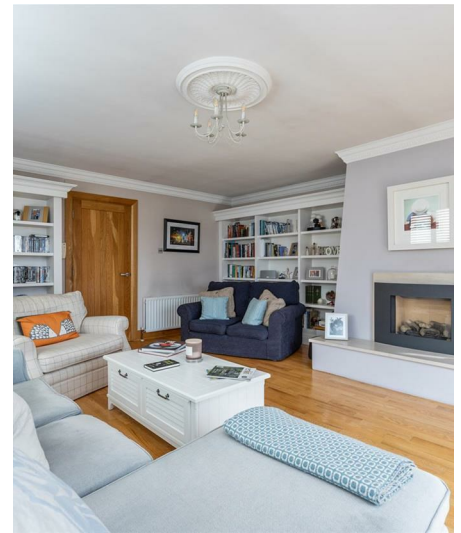
12'6 x 9'10

Currently used as an office. Eaves storage.

### Bedroom Five

13'9 x 11'3

Wooden flooring. Built in robes. Eaves storage.





## **Wet Room**

10'9 x 5'1

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.
































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	





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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