



**UPS**

ULSTER  
PROPERTY  
SALES



**39 Downpatrick Road, Clough  
Offers Around £449,950**

## 39 Downpatrick Road, Clough

This beautifully presented detached home exudes quality and style! It was built and designed by the present owner to create a luxurious family home set on a mature elevated site with delightful country views to the Mourne Mountains. The top of the range finishes include wood flooring & hand crafted staircase, luxury kitchen with built in appliances, deluxe bathrooms & ensuites, oil fired central heating & pvc double glazing. These and many other features can only be appreciated by viewing this fabulous home.

The well thought out design offers excellent accommodation to suit the growing family and includes 3 reception rooms, 4 good sized bedrooms including 2 with ensuite bathrooms and another one plumbed for ensuite.

The site extends to approximately 5 acres and includes stables and three large outbuildings suitable for a variety of uses subject to the appropriate planning.

This home offers a wonderful lifestyle for the whole family and is within an easy commute of Downpatrick, Ballynahinch and on to Belfast and coastal towns of Dundrum and Newcastle. With so much to offer and such a fantastic finish, early viewing is a must.



**Entrance Porch**

Pvc entrance door to porch with tiled floor and oak glazed doors leading to:

**Entrance Hall**

Solid oak floor.

**Living Room**

12'11" x 11'10" (3.94m x 3.61m)

Feature fireplace with granite surround and hearth, cast iron inset.

**Family Room**

13'0 x 11'11 (3.96m x 3.63m)

Marble fireplace. Excellent views towards the Mourne Mountains

**Bedroom One**

15'5 x 9'11 (4.70m x 3.02m)

Front facing.

**Master Bedroom**

12'11 x 11'10 (3.94m x 3.61m)

Solid Oak wooden floor. Front facing.

**Dressing Area**

11'11 x 4'7 (3.63m x 1.40m)

Built in robes. Ensuite plumbed for facilities.

**Deluxe Bathroom**

9'3 x 7'11 (2.82m x 2.41m)

White suite comprising corner bath, tiled shower cubicle, pedestal wash hand basin, low flush w.c., part tiled walls. Tiled floor.

**Living/Dining/Kitchen**

41'5 x 21'7 (12.62m x 6.58m)

Feature stone fireplace with multi fuel stove on a raised hearth. Solid Oak wooden floor. Recessed lighting. Dining area with double doors to gardens and patio area on either side. Beautiful views. Store room.

**Luxury Kitchen**

Hand painted high and low level luxury units with granite worktops with sink unit. Recess for Range style cooker and American style fridge freezer, Integrated dishwasher. Substantial island with granite worktop and inset sink. Pop up power points. Ceramic tiled floor. Feature beams.

**Office/Games room**

15'5 x 13'9 (4.70m x 4.19m)

**Utility room**

13'9 x 8'2 (4.19m x 2.49m)

High and low level units with double stainless steel sink unit, recess for washing machine and tumble dryer. Tiled at work area.

**Cloakroom**

Low flush w.c., pedestal wash hand basin, built in cupboard. Tiled floor.

**First floor**

Solid Oak staircase.

**Bedroom Four**

15'5 x 13'10 (4.70m x 4.22m)

French doors. Ensuite comprising double shower cubicle, vanity wash hand basin, low flush w.c., tiled walls. Tiled floor. Superb views.

**Bedroom Five**

15'5 x 13'9 (4.70m x 4.19m)

French doors. Ensuite tiled double shower cubicle, vanity wash hand basin, low flush w.c. Tiled walls. Superb views.

**Outside**

Lovely landscaped gardens in rockery with gardens in lawn to the front. Concrete driveway and yard at outbuildings. Spacious storage areas. Boiler house.

**4 Stables**

48'1 x 14'0 (14.66m x 4.27m)

Light and power. Outside tap and power points. Store to rear.

**Store one**

73'9 x 53'7 (22.48m x 16.33m)

L shaped. First floor office and internal locked store. Light and power. Sliding entrance doors.

**Store Two**

43'5 x 30'3 (13.23m x 9.22m)

Sliding entrance doors.

**Store Three**

29'2 x 23'10 (8.89m x 7.26m)

Sliding entrance doors.

**Stone byre****Land**

Field adjoining the property well watered and fenced.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Northern Ireland	EU Directive 2002/91/EC	

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.

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 Martha Lowry on 07809646713

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



2 Main Street, Ballynahinch, County Down, BT24 8DN  
T: 0289 756 1155 F:  
[ballynahinch@ulsterpropertysales.co.uk](mailto:ballynahinch@ulsterpropertysales.co.uk)  
[www.ulsterpropertysales.co.uk](http://www.ulsterpropertysales.co.uk)

Branches:

Andersonstown	T: 028 9060 5200	Cavehill	T: 028 9072 9270
Ballyhackamore	T: 028 9047 1515	Downpatrick	T: 028 4461 4101
Ballymena	T: 028 2565 7700	Forestside	T: 028 9064 1264
Ballynahinch	T: 028 9756 1155	Glengormley	T: 028 9083 3295
Bangor	T: 028 9127 1185	Lisburn Road	T: 028 9066 1929
Carrickfergus	T: 028 9336 5986	Rental Divsion	T: 028 9045 3020