



## 52 Downpatrick Road, Strangford, Downpatrick, Downpatrick, BT30 7LZ

**Asking Price £199,950**

Welcoming to the market this unique end Town-house situated in the heart of Strangford Village, once voted top 10 Prettiest Villages in the UK Strangford offers village life and has bustling community with many local attractions, walk's, sailing, canoe trails and a short drive or walk to Castle Ward Estate.

Strangford has beautiful walks along the coast and local beaches which make the location the perfect place for a wide range of buyers.

The home has been extended and well maintained throughout offering an enchanting garden with generous garage and rear parking.

Lounge with an open fire, kitchen with ample storage, rear sun lounge with garden views, ground floor washroom and hot-press. Two bedrooms to first floor with shower room. Rear gardens with an array of mature shrubs and access to the rear spacious garage. Two bedrooms to first floor with shower room. Rear gardens with any array of mature shrubs and access to the rear spacious garage. Parking via The Links Strangford.

- Beautiful Deceptive End Terrace in the heart of Strangford Village.
- Comprising Lounge, Sun Room, Kitchen, T Living Room with open fire.
- Ground Floor Washroom
- Side Access for bins, oil tank to gardens
- Two Bedroom. Garage.
- Garage with access to the side
- Two Bedrooms
- Enchanting Gardens to the Rear with access from The Links
- County Down Coast offer stunning walks a short drive to Castle Ward Estate.

Energy Efficiency Rating		Current	Potential
(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

### Entrance

Pvc glass panelled front door.

### Lounge 14'7 x 12'2 (4.45m x 3.71m)



(at widest points) coal burning open fire.

### Inner Hallway

Hot-press.

### Down-stairs w.c

Sink unit. Low flush w.c Tiled flooring.

### Fitted Kitchen 13'8 x 11'10 (4.17m x 3.61m)



High and low level units space for cooker, 1 1/2 bowl stainless steel sink unit, glass display, plumbed for washing machine, integrated dishwasher. Tiled flooring.

**Sun Room 13'3 x 9'1 (4.04m x 2.77m)**



Tiled flooring. Double glazed sliding doors to garden.

**First Floor**

**Bedroom One 13'9 x 11'11 (4.19m x 3.63m)**



Solid wooden flooring.

**Bedroom Two 12'0 x 11'6 (3.66m x 3.51m)**



## Shower Room



Comprising shower with Mira Sport Shower, decorative tiling. wash hand basin, low flush w.c

## Outside



Mature rear gardens with an excellent range of shrubs and plants. Rear garage access via The Links.

Parking leading to detached garage.

## Detached Garage 30'2 12'1 (9.19m 3.68m)



Electric roller door light and power. Access is provided to the garden/house from the rear of the garage.

## Floor Plan

## Area Map



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