



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating	Current	Potential
95-100 A		
81-94 B		
69-80 C		
55-68 D	58	65
49-54 E		
35-48 F		
2-34 G		

Northern Ireland

64 Kilmore Village, Crossgar, BT30 9HP

Offers Around £299,950

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This detached home is situated in the village of Kilmore within easy access to Ballynahinch, Downpatrick and Crossgar along with easy commuting to Belfast. The accommodation comprises Entrance Hall, Lounge, Living Room, Formal dining room and Sun room from Kitchen. The first floor comprises four bedrooms with master bedroom ensuite and family bathroom. The enclosed rear garden is ideal for families and entertaining.



Entrance Hall

Tiled floor. Storage under stairs.

Lounge

14'01 x 12'03

Fireplace with slate hearth. Solid wooden flooring. Double doors to dining room

Living Room

14'01 x 12'0

Solid wooden flooring. Fireplace.

Kitchen/dining area

22'05 x 12'0

High gloss high and low level units with double eye level oven. Gas hob with extractor fan. 1 1/2 stainless steel sink unit. Breakfast bar. Tiled flooring. Recess for washing machine and dishwasher.

Rear hallway

Cloakroom with low flush w.c and wash hand basin. Tiled floor.

Dining Room

12'0 x 9'11

Solid wooden flooring.

Sun Room

13'09 x 11'03

Solid wooden floor. Doors to garden.

First floor

Return staircase with landing area. Hotpress with shelving.

Master Bedroom

14'03 x 11'10

Side window and velux. Laminated wooden flooring. Ensuite with shower cubicle with

wall shower, vanity unit and low flush w.c., Tiled floor. Tiled at splashback.

Bedroom Two

14'06 x 11'09

Front facing.

Bedroom Three

13'10 x 12'02

Front facing.

Bedroom Four

9'08 x 9'0

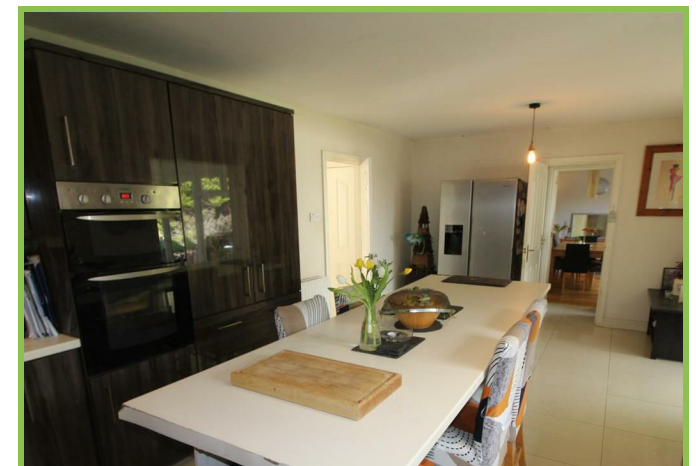
Side facing.

Bathroom

White freestanding bath, low flush w.c and pedestal wash hand basin. Velux window. Tiled floor.

Outside

Tarmac driveway to the front with ample parking with gardens in lawn. Enclosed rear garden in lawns with mature shrubs, decked and paved area.







Please note we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

NETWORK STRENGTH - LOCAL KNOWLEDGE

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UPS

12 English Street
Downpatrick
County Down
BT30 6AB

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9047 1515