





ULSTER PROPERTY SALES

# UPS

Energy Efficiency Rating	
Current	Potential
Percentage efficient: lower rating code	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Percentage efficient: higher rating code	
Northern Ireland	
EU Directive 2002/91/EC	

## 64 Kilmore Village, Crossgar, BT30 9HP

Offers Around £299,950



## 64 Kilmore Village, Crossgar, BT30 9HP

We are pleased to offer for sale this extended detached home in the ever popular village of Kilmore. The detached home is situated within easy access to Crossgar, Downpatrick and Ballynahinchalong with an easy commuting distance to Belfast. The accommodation extends to approximately 2000 sq ft and comprises Entrance Hall, Lounge, Living Room, Formal dining room and Sun room from Kitchen. The first floor comprises a large gallery landing with four bedrooms with master bedroom ensuite and family bathroom.

To the rear is a spacious enclosed garden which is ideal for families and entertaining.

Rarely do properties of this size and scope come for sale at such a reasonable level in a good area. Early viewing is advised.



**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

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

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