



ULSTER PROPERTY SALES

# UPS

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

60 64

Northern Ireland

EU Directive 2002/91/EC

## 4 Quoile Park, Downpatrick, BT30 6SH

Offers Around £150,000

## 4 Quoile Park, Downpatrick, BT30 6SH

This excellent semi detached home is situated in one of Downpatrick's most sought after residential development adjacent to the Quoile River walks and within walking distance of Downpatrick's schools, shops and amenities. The well proportioned accommodation comprises three bedrooms, bathroom, a well fitted kitchen with dining area and a delightful sitting room with views over the south facing back garden. The property benefits from oil fired central heating, a garage and off street parking. Early viewing is recommended!



### Entrance Hall

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

### Lounge

**14'03 x 12'01**

Open fireplace. Laminated wooden floor. Cornicing.

### Kitchen/dining room

**21'01 x 10'11**

High and low level units with 1 1/2 sink unit. Integrated electric oven and 5 ring gas hob. Stainless steel extractor fan. Part tiled walls. Tiled floor. Back door.

### First floor

#### Master Bedroom

**14'03 x 9'0**

Rear facing. Laminated wooden flooring.

#### Bedroom Two

**10'09 x 7'07**

Laminated wooden floor.

#### Bedroom Three

**10'05 x 9'10**

Front facing.

### Bathroom

Panelled bath with electric shower over. Low flush w.c., Vanity unit. Part tiled walls. Tiled walls.

### Outside

Driveway to the side with ample parking leading to garage. Enclosed rear garden in lawn with mature shrubs with paved path.

### Garage

**18'07 x 8'08**

Up and over door. Power and light.











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