



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating	
Current	Potential
40-45 (A)	92-100 (A+)
45-50 (B)	82-91 (A)
50-55 (C)	72-81 (B)
55-60 (D)	62-71 (C)
60-65 (E)	52-61 (D)
65-70 (F)	42-51 (E)
70-75 (G)	32-41 (F)
75-80 (H)	22-31 (G)
80-85 (I)	12-21 (H)
85-90 (J)	2-11 (I)

Energy Efficiency Rating: 58 (Current), 34 (Potential)

Northern Ireland

EU Directive 2002/91/EC

47 Roughal Park, Downpatrick, BT30 6HB

Offers Around £295,000

47 Roughal Park, Downpatrick, BT30 6HB

Situated in a very desired location in Downpatrick with easy access for commuting yet close to the towns amenities. The property has flexible accommodation and currently comprises entrance porch to reception hall/dining area, Lounge with double aspect windows, Kitchen with dining and living area enjoying the views towards the Mountains, Down Cathedral and beyond, Two bedrooms with ensuite, lower ground floor with two further bedrooms(one with ensuite and patio doors to the rear garden). The mature gardens to the front and rear are well maintained and the rear garden benefits from being a southerly aspect. The property has an outhouse and extended attached garage.



Entrance Porch

Tiled floor.

Entrance Hallway/Dining area

16'07 x 12'02

large entrance hallway currently used as a formal dining area.

Lounge

19'11 x 13'0

Brick fireplace with open fire. Double aspect with views towards the Mountains.

Kitchen/Dining/Living area

21'10 x 13'11

High and low level units with recess for fridge freezer and cooker. Electric hob. Tiled flooring at dining/living area. Lovely views towards the Mourne Mountains, Down Cathedral and beyond.

Bathroom

Panelled bath with telephone hand shower, pedestal wash hand basin, low flush w.c., Hotpress with storage.

Room through to ensuite

8'11 x 6'09

ideal for walk in wardrobe area or work from home space.

Ensuite Shower Room

Corner shower cubicle with electric shower, low flush w.c., and wash hand basin. Towel radiator. Tiled walls.

Bedroom One

11'1 x 13'10

Built in robes. Views towards the Mountains, Down Cathedral and countryside. Wooden flooring.

Bedroom Two

12'03 x 8'11

Built in robes and desk. Front facing.

Lower Ground Floor

stairs down to:

Bedroom Three

9'11 x 7'01

Front facing.

Bedroom Four

13'0 x 12'09

Patio doors to rear garden.

Ensuite Shower Room

Shower cubicle with electric shower, low flush w.c. and wash hand basin. Tiled wall. Tiled floor.

Outhouse

11'07 x 8'10

leading to another area 11'08 x 4'06

Garage

21'01 x 9'10

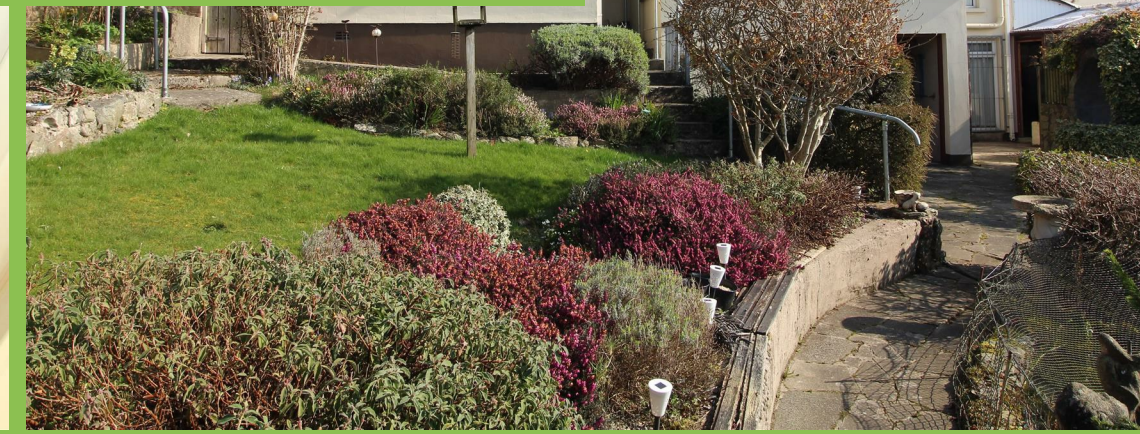
Roller door. Power and light.

Outside

Tarmac driveway to the front and gardens with mature shrubs and trees. Enclosed rear garden with mature shrubs and lawns.









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

ULSTER PROPERTY SALES

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