



ULSTER PROPERTY SALES

# UPS

**DOWNPATRICK BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 37 TOBERCORRAN ROAD

Downpatrick BT30 8HU

- Fine country residence
- Four bedrooms
- Four reception
- Stunning views over the Mourne Mountains
- Many original features
- Oil fired central heating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

**Offers Around £375,000**



# 37 Tobercorran Road

, Downpatrick, BT30 8HU



### Entrance Hall

Solid wooden flooring. Cornicing and ceiling rose.

### Living Room

20'7 x 15'02 (6.27m x 4.62m)  
Solid wooden flooring. Cornicing and ceiling rose. Marble fireplace with decorative inset.

### Lounge

18'05 x 14'09 (5.61m x 4.50m)  
Original fireplace. Solid wooden flooring. Front facing.

### Dining Room

15'03 x 10'02 (4.65m x 3.10m)  
Original fireplace. Side facing.

### Casual dining room

14'11 x 12'04 (4.55m x 3.76m)  
Slate tiled floor. Tongue and groove ceiling.

### Kitchen

14'08 x 7'11 (4.47m x 2.41m)  
High and low level units with recess for cooker. Stainless steel sink unit. Tiled floor. Back door. Spotlights. Part tiled walls.

### First Floor

Feature return staircase to landing area.

### Bathroom

Panelled bath with shower over. Vanity wash hand basin. Fully tiled walls. Tongue and groove ceiling.

### Separate Toilet

### Bedroom One

15'01 x 10'03 (4.60m x 3.12m)  
Feature fireplace. Access to floored roofspace.

### Bedroom Two

15'05 x 14'11 (4.70m x 4.55m)  
Double aspect windows. Feature fireplace.

### Bedroom Three

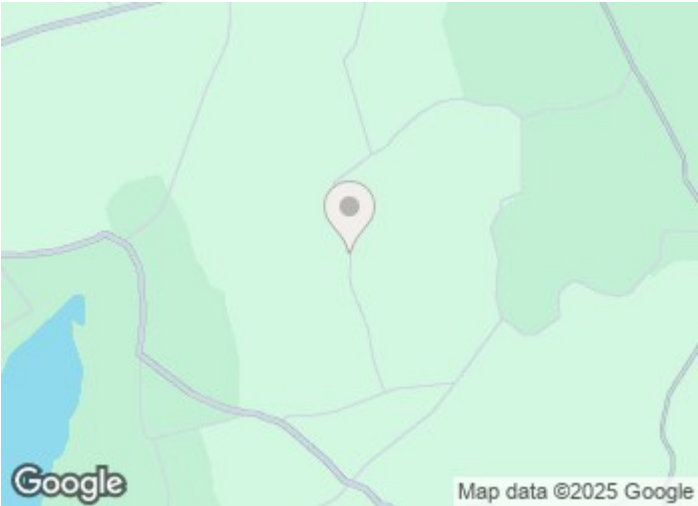
12'07 x 15'10 (3.84m x 4.83m)  
Front facing. Feature fireplace.

### Bedroom Four

15'10 x 12'07 (4.83m x 3.84m)  
Feature fireplace.

### Outside

Gardens in lawn with mature shrubs and trees with driveway to front and side of the property.



### Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

