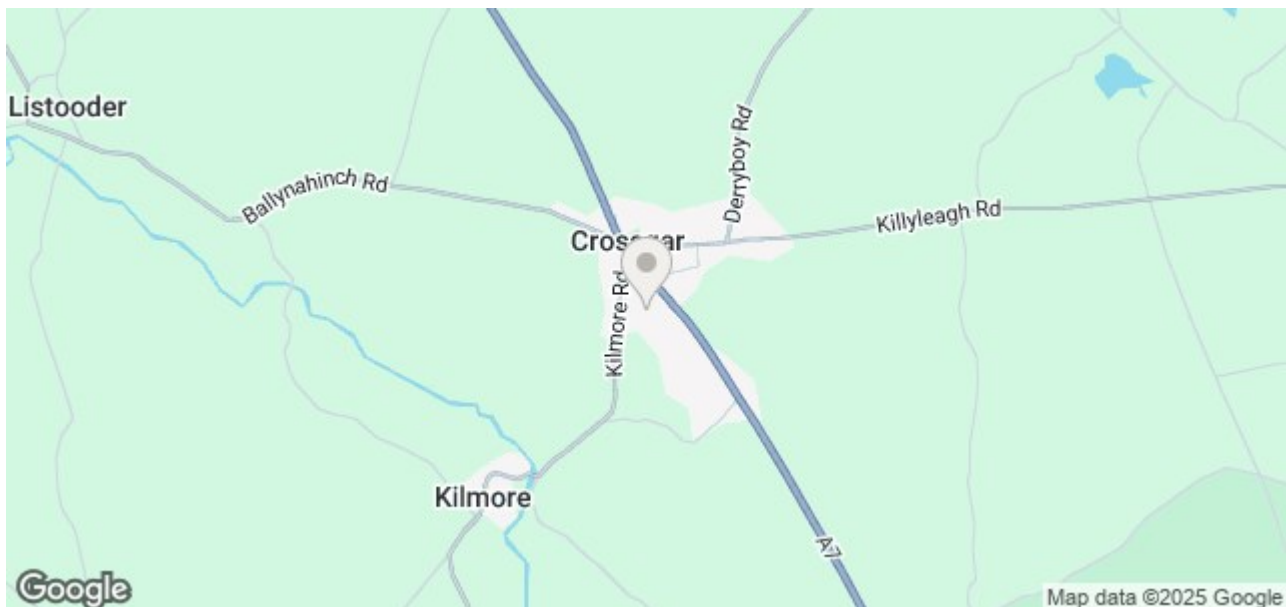




11 STATION PARK, CROSSGAR, DOWNPATRICK, BT30 9FB



OFFERS AROUND £199,950

This beautifully presented home offers spacious and comfortable living. The ground floor features a welcoming lounge, a modern kitchen with a dining area, a convenient utility room, and a downstairs WC. Upstairs, you'll find three well-proportioned bedrooms, including a master with an en-suite, and a stylish family bathroom. The property benefits from enclosed rear gardens—ideal for relaxing or entertaining—as well as off-street parking.

Situated in a highly desirable area of Crossgar, the home is just a short stroll from local restaurants, coffee shops, and other amenities. It also offers easy commuting access to Belfast, Downpatrick, Saintfield, and Ballynahinch.



Key Features

- Mid Terrace
- Kitchen/Dining area
- Master bedroom Ensuite
- Lounge
- Three bedrooms
- Off Street parking

Entrance Hall

6'7" x 6'8"

Stairs, door.

Living Room

15'9" x 15'2"

Solid wooden flooring.
fireplace with wood fuel
stove and floating mantle.,
door to:

Kitchen/Dining

10'9" x 6'7"

High and low level units
with integrated oven and
hob and extractor fan.
Integrated wine rack.
Integrated fridge/freezer
and dishwasher. 1 1/2
stainless steel sink unit. Tiled
floor. Double doors to rear
garden. door to:

Utility Area

7'5" x 4'0"

High and low level units.
Recess for washing
machine.

WC

8'0" x 2'8"

White low flush w.c. and
pedestal wash hand basin.
Tiled floor. Tiled at
splashback.

Landing

10'0" x 2'11"

Hotpress

2'3" x 3'0"

Bedroom 1

10'3" x 12'1"

Master bedroom. door to:

En-suite

6'10" x 5'11"

White low flush w.c., pedestal
wash hand basin, Shower
cubicle with electric shwoer.
door to:

Bedroom 2

9'8" x 11'0"

Window to rear, door to:

Bathroom

6'7" x 6'7"

Family bathroom with
panelled bath and electric
shower over, pedestal wash
hand basin and low flush w.c.,
Tiled floor. Tiled at splashback.

Bedroom 3

9'8" x 6'10"

Window to rear, door to:

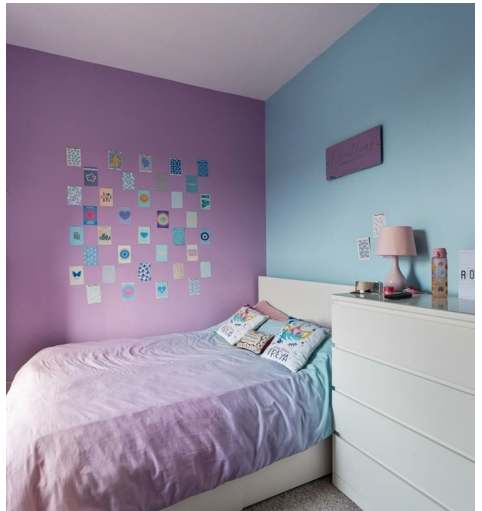
Outside

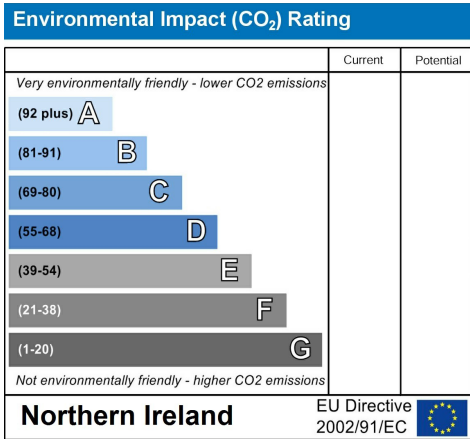
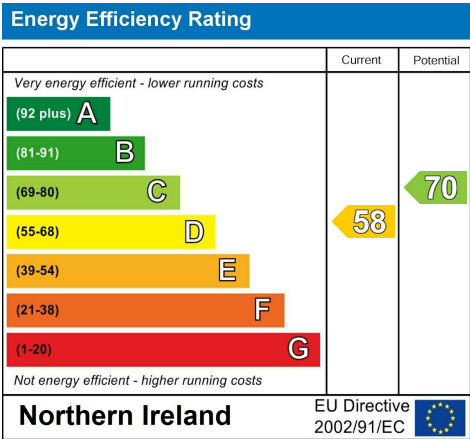
Garden in lawn with paved
path to the front. Enclosed
rear garden with paved patio
area and stones. Pvc oil tank.
Paved off street parking.



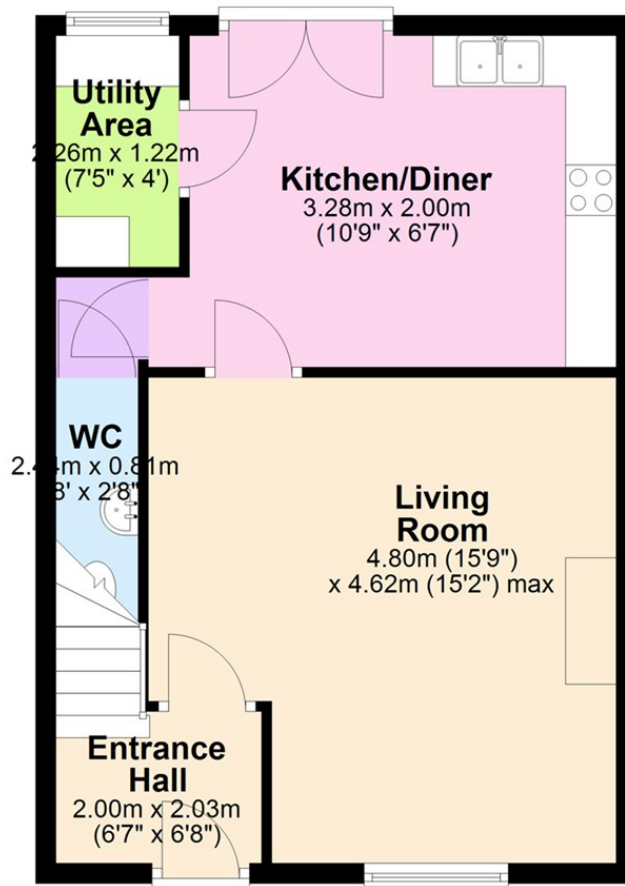








Ground Floor



Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 4461 4101.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

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

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