



132 THORNYHILL ROAD

Crossgar Downpatrick BT30 9NH

- 2 Bedrooms
- 2 Receptions
- Sunroom
- Master bedroom ensuite
- Semi Detached House
- Mature Gardens
- Downstairs w.c
- Detached Garage
- Lounge with stove

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Offers Around £285,000

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Crossgar, Downpatrick, BT30 9NH



Porch

5'6" x 4'5" (1.68m x 1.35m)
Window to front, door to:

Living Room

13'1" x 13'2" (3.99m x 4.01m)
Feature fireplace with multi fuel stove on tiled hearth with floating mantle. Tiled floor. Picture rail.

Kitchen

10'10" x 9'6" (3.30m x 2.90m)
High and low level units recess for fridge and gas range. Tiled floor. Step up to

Dining Room

10'7" x 9'6" (3.23m x 2.90m)
Solid wooden floor. Part panelled wall.

Rear Hall

7'10" x 4'2" (2.39m x 1.27m)
Door to:

Sun Room

Tiled floor. Door to garden.

Bathroom

7'10" x 8'7" (2.39m x 2.62m)
White low flush w.c, pedestal wash hand basin, shower cubicle with wall shower. Part tiled walls. Tiled floor. Towel radiator.

First Floor

Dressing Area

8'0" x 13'0" (2.44m x 3.96m)
Solid wooden flooring. Storage cupboard, two double doors, door to:

Bedroom 2

13'3" x 10'1" (4.04m x 3.07m)
Built in robe. Solid wooden flooring.

Bedroom 1

22'3" x 9'9" (6.78m x 2.97m)
Built in robes.

En-suite

Free standing claw and foot bath, wash hand basin, low flush w.c, Part tiled walls. Towel radiator. Tiled floor. Part tiled walls.

Outside

Driveway leading to parking area and detached garage with potential for conversion to guest accommodation or home office subject to the relevant approvals . Mature gardens surround the property with private secluded lawns and mature shrubs with raised decked areas and rural views.

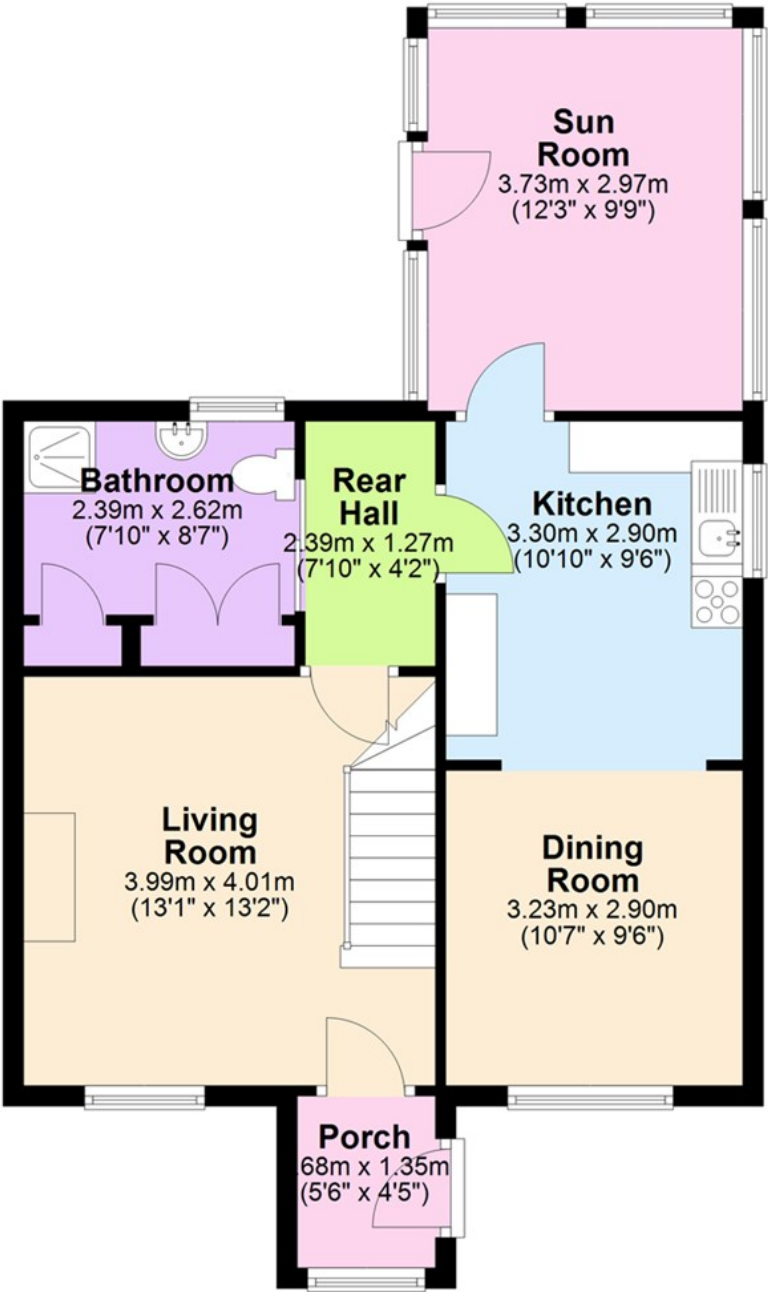


Directions

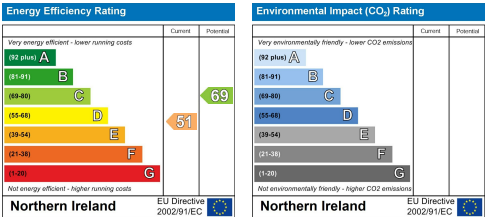


Floor Plan

Ground Floor



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