

simonBRIEN
RESIDENTIAL

Site 2 Between 25 & 27 Woodgrange Road,
Downpatrick, BT30 8JG



Asking Price £485,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Magnificent Detached Family Bungalow
- Well Proportioned Accommodation Extending To 3,000 Sq Ft
- Spacious Entrance Hall
- Four Double Bedrooms
- Luxury Fully Fitted Open To Living/Dining
- Family Bathroom And 2 Ensuites
- Built In Wardrobes In All Bedrooms
- Utility Room And Cloakroom
- Oil Fired Central Heating
- Double Glazing
- Detached Garage And Excellent Driveway Parking
- Elevated Site With Gardens Front And Rear And Views Over Surrounding Countryside
- Popular Semi Rural Location Close To Downpatrick And Crossgar



SUMMARY

Constructed to a most exacting standard, this superb new build family bungalow will impress even the most discerning of purchasers with the attention to detail and exceptional level of specification invested in this truly superb country home.

Whilst the location enjoys all the attributes of rural living the property is also ideally located close to Downpatrick and Crossgar with Belfast approximately 25-30 minutes away.

Occupying a generous elevated site, the property is set amongst pleasant gardens to the front and rear with superb views over the surrounding countryside.

Extending to 3,000 Sq Ft the accommodation comprises of four bedrooms, high quality kitchen open to living/dining, contemporary family bathroom and two ensuite.

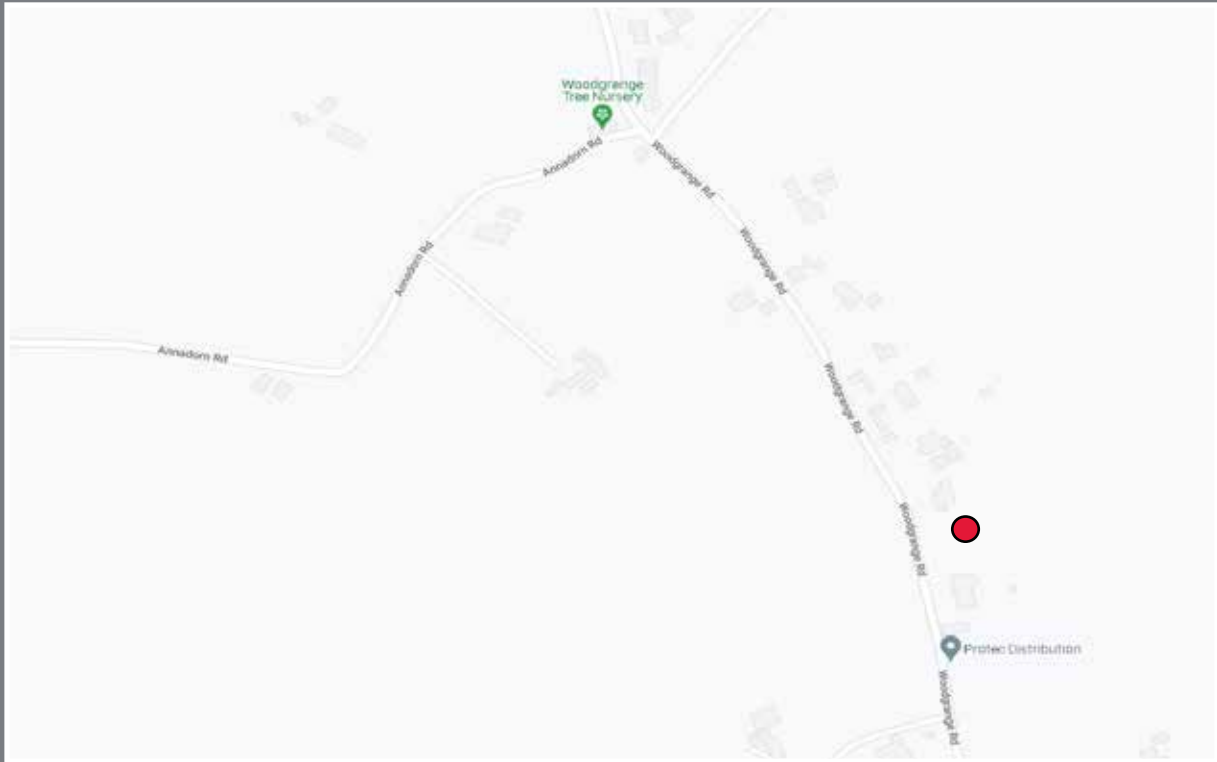
Please note images are for illustrative purposes only and based on the recently completed property next door.







Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/H/22/AN



South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E Holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.