



ULSTER PROPERTY SALES

UPS

| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| A | A |
| B | B |
| C | C |
| D | D |
| E | E |
| F | F |
| G | G |

62

13

Northern Ireland

EU Directive 2002/91/EC

33 Marshallstown Road, BT30 8AH

Offers Around £249,950

33 Marshallstown Road, BT30 8AH

This elevated detached bungalow has flexible accommodation and is currently used as Three bedrooms, two receptions but could adapted to four bedrooms and one reception. There is a large kitchen/dining area with separate utility room and family bathroom. Outside there is ample parking with wrap around driveway and mature gardens with rural views.



Entrance Hall

Lounge

17'11 x 12'11

Brick fireplace with multi fuel stove with tiled hearth. Rural views.

Sitting Room/Bedroom Four

13'11 x 11'0

Currently used as a sitting room. Front facing.

Kitchen/dining area

14'10 x 14'08

High and low level units with integrated eye level oven, hob and extractor fan. Recess for fridge. Tiled floor. 1 1/2 stainless steel sink unit.

Utility Room

8'04 x 8'02

Low level units. Storage cupboard. Tiled floor. Back door.

Bathroom

White shower cubicle, panelled bath, low flush w.c., pedestal wash hand basin. Fully tiled.

Bedroom One

10'02 x 10'02

Storage cupboard. Rear facing.

Bedroom Two

14'11 x 10'11

Front facing.

Bedroom Three

14'08 x 9'08

Rear facing.

Outside

Gardens in lawn to the front, side and rear with mature shrubs and trees with wrap around driveway. Beautiful rural views from this elevated site.

Garage

11'10 x 10'02

Ideal for workshop/storage.

Storage room

11'10 x 10'02

oil fired boiler.







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

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UPS

12 English Street
Downpatrick
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