



ULSTER PROPERTY SALES

UPS

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

Northern Ireland

2 Orchard Lane, Downpatrick, BT30 6SS

£295,000

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This new build detached home is situated off the Strangford Road in Downpatrick on an elevated site with views towards the Quoile River from the Master bedroom and garden. Purchaser will have a choice of kitchens, sanitaryware and tiling.



Reception Hall

14' 5" x 8' 9"

Lounge

14' 0" x 11' 8"

Bedroom 4 / study

10' 0" x 9' 1"

Kitchen/Dining/Living Area

28' 2" x 10' 10"

Utility Room

10' 0" x 5' 5"

with cloakroom

First floor

**Master Bedroom with ensuite and dressing
room**

12' 3" x 10' 3"

Balcony

Bedroom Two

11' 10" x 9' 6"

Bedroom Three

11' 8" x 9' 6"

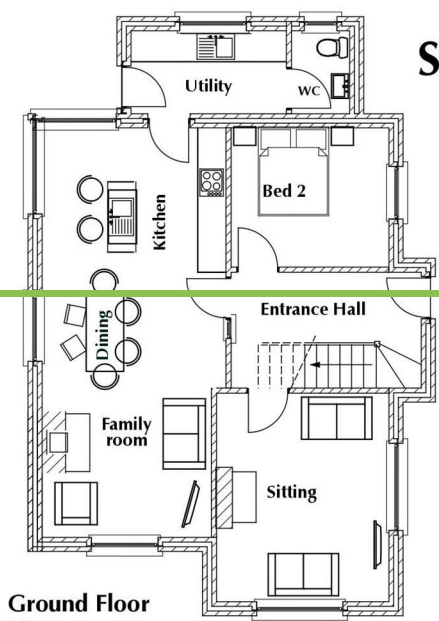
Bathroom

7' 7" x 7' 7"

**Hot Press on landing, pressurised water
system**

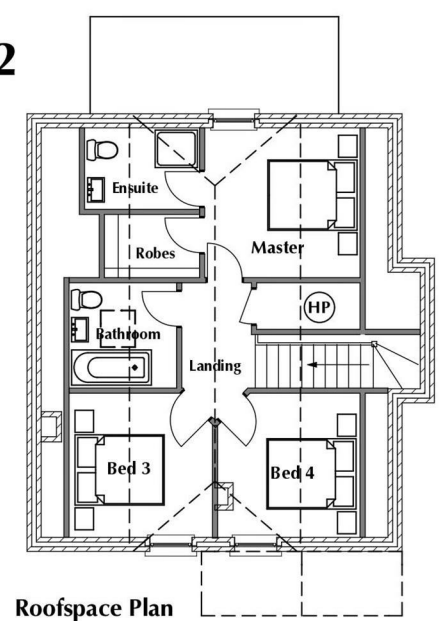






Ground Floor Plan

Site 2



Roofspace Plan

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
County Down
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