



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



## 2 Orchard Lane, Downpatrick, BT30 6SS

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**















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

ULSTER PROPERTY SALES

**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