



ULSTER PROPERTY SALES

# UPS

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

69

62

Northern Ireland

EU Directive 2002/91/EC

## 30 Ballygilbert Road, Downpatrick, BT30 8LY

### Offers Around £360,000

## 30 Ballygilbert Road, Downpatrick, BT30 8LY

An immaculate detached home situated in a rural location yet close by to Killough, Downpatrick, Tyrella and Ardglass. It is conveniently located to Bright Golf Club and access to beaches is only a short drive. The property offers two bedrooms on the ground floor with lounge, kitchen with dining area, sitting room with access to the rear gardens and bathroom. On the first floor are two bedrooms with built in robes and concealed ensuites with landing area idea for work from home. This property is just ready to move into!!



### Entrance Porch

Tiled flooring. Cast iron radiator. Feature glass cubes.

### Entrance Hall

Laminated wooden flooring. Feature cast iron radiators. Storage cupboard.

### Living Room

**17'01 x 11'09**

Feature cornicing. Feature fireplace with decorate mantle and tiled hearth.

### Bedroom Two

**14'0 x 12'04**

Rear facing.

### Sitting Room

**16'07 x 9'10**

Laminated wooden flooring. Cast iron radiators. Patio doors to rear paved area. Feature glass cubes. Feature cornicing.

### Kitchen/Dining area

**22'02 x 10'05**

High and low level units with recess for Rangemaster. Island unit with 1 1/2 sink unit with mixer tap. Recess for American style fridge freezer. Integrated dishwasher. Built in seating at dining area. Door to garage. Feature cornicing.

### Bathroom

**9'09 x 7'07**

Feature free standing claw and foot bath with middle mixer hand shower taps. low flush w.c., pedestal wash hand basin, shower cubicle with wall shower. Heated towel radiator. Part tiled walls. Tiled floor.

### Bedroom Two

**15'02 x 12'02**

Rear facing.

### First Floor

#### Master Bedroom

**15'07 x 15'04 into eaves**

Velux windows. Views to the front and rear. Extensive range of built in robes with concealed access to ensuite shower room. Cast iron radiator. Ensuite shower room comprising with low flush w.c, sink unit with shelving. Walk in fully tiled shower cubicle. Heated towel rail. Velux window. Tiled flooring.

#### Bedroom Four

**15'06 x 13'0**

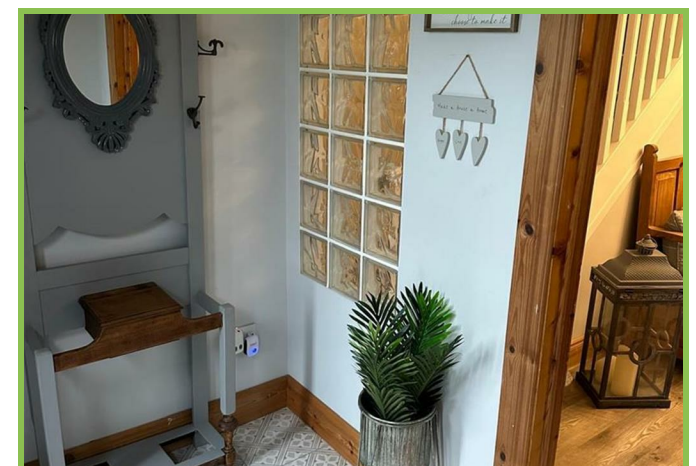
Extensive range of built in robes with concealed access to ensuite shower room. low flush w.c. wall hung sink unit with storage. shower cubicle with wall shower. Tiled at splashback. Velux window.

#### Integral Garage

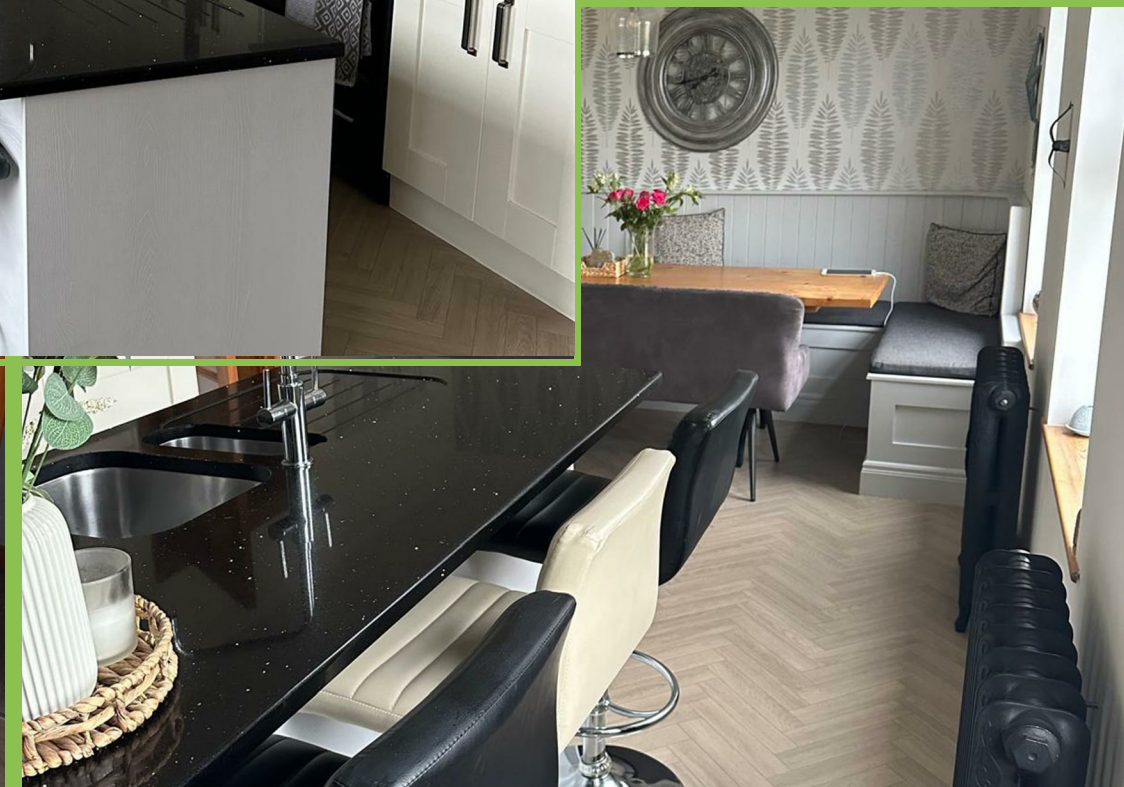
Roller door.

#### Outside

Tarmac driveway and parking to the side with gardens laid out in lawn with mature shrubs and trees with paved pathways and steps to elevated sitting area with feature fencing to the front and rear, side garden laid out in lawn.

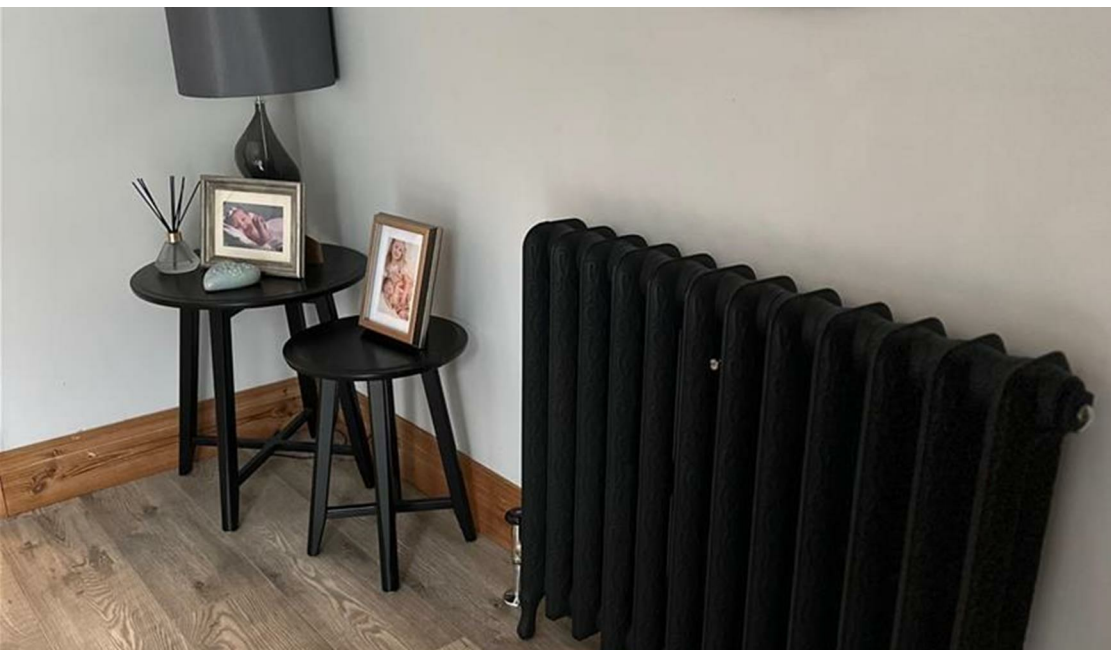












Please note we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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

**FORETSIDE**  
028 9064 1264

**GLENGORMLEY**  
028 9083 3295

**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9047 1515