



An outstanding detached family home situated in a delightful rural location close to Downpatrick. Approximately 35 minutes by car to Belfast, there are a popular range of local schools in this area. The outstanding habitat of Strangford Lough with its many options of water sports, the beaches of South East Down and the Mourne Mountains are all reasons which will have huge appeal to potential purchasers.

The accommodation comprises, on the ground floor, a living room, dining area open plan to family room. Modern fitted kitchen with adjoining utility room, study and principal bedroom with adjoining bathroom.

Upstairs are four additional bedrooms and a family bathroom. In addition the property benefits from wood framed double glazed windows, oil fired central heating, an attached large double garage with extensive storage room above.

The property is situated on extensive gardens, with patio area to the rear, spacious lawns and mature borders.

We can highly recommend an internal inspection.

Offers Over  
£415,000

48 The Craig Road,  
Crossgar,  
BT30 9BG

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Viewing by  
appointment  
through agent  
028 9066 3030

- A delightful detached family home in a superb rural location
- Convenient access by car to a popular selection of local schools in Downpatrick
- Approx 2100 sq ft of accommodation
- Situated in extensive gardens to front and rear in lawn
- Living room, dining area and family room, open aspect to:
- Excellent modern kitchen with adjoining utility room
- Ground floor principal bedroom and adjoining shower room
- Ground floor study/office
- Upstairs four additional bedrooms and family bathroom
- Double attached garage with extensive loft storage area
- Wood frame double glazed windows
- Oil fired central heating
- Superb gardens to front and rear mainly in lawns, patio area and mature borders



The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Ceramic tiled floor.

ENTRANCE HALL:

STUDY: 9' 8" x 7' 0" (2.95m x 2.13m)

LIVING ROOM: 18' 4" x 16' 5" (5.59m x 5m) Feature pine fireplace surround and mantle. Cast iron inset, decorative tiled inlay, slate hearth. Open fire.



FAMILY ROOM/DINING AREA: 24' 0" x 12' 6" (7.32m x 3.81m) Ceramic tiled floor. Feature Inglenook style fireplace, superb beamed mantle, cast iron wood stove, brick surround. Sliding patio door to rear garden. Open plan to kitchen area.



KITCHEN AREA: 14' 5" x 13' 4" (4.39m x 4.06m) Range of built-in kitchen units, electric oven and ceramic hob. Excellent work surfaces, plumbed for dishwasher, one and a half bowl single drainer stainless steel sink unit, mixer tap. Ceramic tiled floor.



UTILITY ROOM: 12' 9" x 9' 7" (3.89m x 2.92m) Extensive range of built-in units, plumbed for washing machine, space for tumble dryer, ceramic tiled floor. Space for American style fridge/freezer.

PRINCIPAL BEDROOM: 15' 0" x 12' 9" (4.57m x 3.89m) Built-in Sliderobes (one with mirrored doors).

SHOWER ROOM: Shower cubicle, wash hand basin in vanity unit, low flush wc, bidet, fully tiled walls, ceramic tiled floor.



First Floor

BEDROOM (2): 15' 1" x 10' 6" (4.6m x 3.2m) Range of built-in robes.



BEDROOM (3): 11' 0" x 10' 7" (3.35m x 3.23m)



BEDROOM (4): 16' 0" x 10' 7" (4.88m x 3.23m) Range of built-in robes.



BEDROOM (5): 25' 3" x 12' 3" (7.7m x 3.73m)



BATHROOM: Panelled bath, pedestal wash hand basin, low flush wc, ceramic tiled floor.



## Outside

LARGE DOUBLE GARAGE: 32' 7" x 23' 6" (9.93m x 7.16m) Two metal up and over doors.

Access to:

LARGE ROOFSPACE STORAGE ROOM: 23' 8" x 22' 0" (7.21m x 6.71m)

Magnificent gardens in extensive lawn area to front and rear with mature borders and bordered by trees and mature shrubs. Westerly facing large paved patio area to rear.



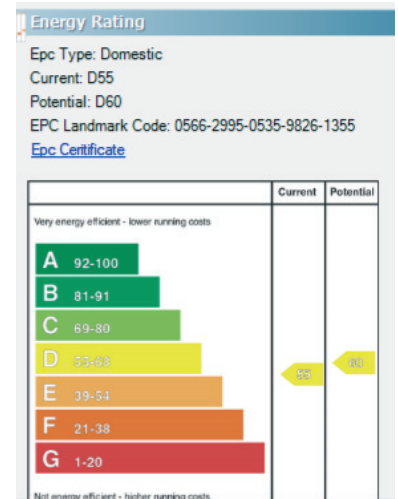
Location:

Heading from Crossgar to Downpatrick the Craig Road is approx 2 minutes on the left hand side.



Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
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