



**Downshire**  
Estate Agents

Downshire Estate Agents  
15 Main Street  
Hillsborough  
BT26 6AE  
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**Detached chalet bungalow with garage.**

**Offers around £225,000.**

**154 Loughinisland Road  
Annacloy  
Downpatrick  
Co Down  
BT30 8QZ**

A spacious detached chalet bungalow on a mature leafy site extending to c. 0.5 acres in the townland of Annacloy, on the periphery of Downpatrick.

The accommodation comprises, two reception rooms, kitchen, utility, and cloaks/w.c. on the ground floor and four well-proportioned bedrooms (master with ensuite), and spacious family bathroom on the first floor.

The site offers mature gardens, with paved patio and seating areas, driveway with parking area and attached garage.

Close to local amenities and within easy commuting distance to excellent schools and the wide spectrum of amenities in Downpatrick, Ballynahinch, Crossgar and the surrounding areas.

## FEATURES

- Detached chalet bungalow, located in the beautiful County Down countryside in the townland of Annacloy.
- Within easy access of the wide spectrum of amenities on offer in Downpatrick, Ballynahinch, Crossgar and the surrounding areas.
- Spacious Accommodation to include: -
- Through lounge with feature fireplace, wood burning stove and back boiler.
- Dining area with patio doors to rear.
- Well-appointed kitchen.
- Four Bedrooms.
- Master bedroom with en-suite.
- Principal bathroom.
- Mature gardens.
- Off street parking.
- Dual Oil fired and solid fuel central heating.
- Predominantly uPVC double glazed windows.
- Attached garage.
- EPC – 42E



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## The property comprises:

### Accommodation:-

#### **Entrance Porch:-**

uPVC front door with leaded and stained-glass decor. Tiled floor.

#### **Hallway:-**

Tiled Floor. Cloakroom.

#### **Lounge:- 16'0" x 13'0".**

Solid wood flooring. Feature fireplace with wood burning stove and back boiler.

#### **Through to:-**

#### **Dining Area:- 10'5" x 9'7".**

Solid wood flooring. Patio doors to rear.

#### **Family room :-**

Feature fireplace with gas fire.

#### **Kitchen :- 14'0" x 14'0"**

Excellent selection of high and low level units with 1 1/4 sink unit. Integrated fridge freezer. Feature island with gas hob and extractor fan. Wood panelled ceiling. Part tiled walls. Tiled floor. Door to utility room.

#### **Utility Room:-**

Low level units and stainless steel sink unit. Plumbed for washing machine. Door to rear. Door to dining room. Built in cupboard.

#### **Downstairs W.C.**

Low flush w.c. Wash hand basin.

## FIRST FLOOR:-

**Master Bedroom:- 14'0" x 14'4".**

### **Ensuite :-**

Shower cubicle with wall shower, low flush w.c. pedestal wash hand basin. Tiled at splashback.

**Bedroom 2:- 13'11" x 13'3".**

Front aspect. Under eaves storage.

**Bedroom 3:- 10'2" x 8'3".**

Front aspect. Under eaves storage.

**Bedroom 4:- 7'0" x 7'2".**

Rear aspect.

**Bathroom: - 11'3" x 9'6".**

Corner jacuzzi bath, shower cubicle with wall shower, pedestal wash hand basin, low flush w.c., part tiled walls.

**Integral Garage:- 22'0" x 14'0".** Up and over door. Oil fired boiler. Side door.

### **Outside:-**

Double gates to driveway leading to garage and parking area. Mature gardens in lawns with paved patio and seating areas to the side and rear. Fishpond. Stream and mature trees to the boundary.

**Viewing:-** Strictly by appointment only.

