



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating	
Current	Potential
A	B3
B	83
C	
D	
E	
F	
G	

Northern Ireland

7 Saul Meadows, Downpatrick, BT30 6WU

Offers Around £285,000

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This handsome detached home is located in a quiet cul de sac in this much admired development by O'Connor Bros and is within walking distance of St Patricks Golf Club. The well planned accommodation benefits from a high internal specification and comprises 3 bedrooms (master with ensuite), family bathroom, a superb lounge with feature fireplace. There is a high quality kitchen/dining and family area with separate utility room and patio doors leading to private paved patio area.

All of Downpatrick's leading schools, sports clubs and shopping amenities are within easy commuting distance.



Entrance Hall

Black and white stone tiles.

Cloakroom

Tiled flooring. White wash hand basin and low flush w.c.

Lounge

20'09 x 12'06

Feature fireplace with black granite hearth and Italian white granite surround.

Kitchen/dining/living Room

33'06 x 15'02

High and low level units with Italian granite worktop. Integrated dishwasher. Under cupboard lighting. Island unit with 4 ring hob and stainless steel extractor fan. Sink unit. Eye level oven. Integrated microwave. Italian marble flooring. Patio doors at living area to garden. Spotlights with adjustable strip.

Utility Room

7'02 x 7'01

High and low level units with recess for washing machine and freezer. Italian marble flooring.

First Floor

Master Bedroom

17'0 x 15'01

Front and side facing.

Ensuite

Corner shower cubicle with wall shower and rain shower, pedestal wash hand basin, heated towel radiator. Tiled floor.

Bedroom Two

12'07 x 8'10

Rear facing.

Bedroom Three

18'10 x 11'05

Front facing.

Bathroom

White freestanding bath, wash hand basin, low flush w.c., corner shower cubicle with wall shower, tiled at shower and splashback. Italian marble floor.

Outside

Tarmac driveway to the side with ample parking. Gardens in lawn to the front, side and rear with mature shrubs and trees with paved patio area to the rear. Shed.









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