



ULSTER PROPERTY SALES

# UPS

Energy Efficiency Rating	Current	Potential
Very energy efficient: near-zero energy code		
A		
B		
C		
D	63	
E	47	
F		
G		
Very energy inefficient: high energy code		
H		
I		

Northern Ireland

EU Directive 2002/91/EC

## 21 Movilla Road, Downpatrick, BT30 6JW

Offers Around £190,000

## 21 Movilla Road, Downpatrick, BT30 6JW

This detached home is situated in the popular Knocknashinna development on an elevated site convenient to the towns amenities. The property is a unique design in this development with ground floor bedrooms and first floor reception space to take advantage of the excellent views over Downpatrick. On the ground floor is three bedrooms and shower room with first floor comprising Lounge, sitting room, kitchen with dining area, utility room and bedroom.



**ENTRANCE PORCH:**

Mahogany ½ glazed entrance door with glazed side panels to entrance porch.

**ENTRANCE HALL:**

Cloaks cupboard, cornicing.

**BEDROOM ONE**

**10'6" x 6'5"**

Front facing.

**BEDROOM TWO**

**9'10" x 13'1"**

Laminate floor. Front facing.

**BEDROOM THREE**

**12'3" x 8'0"**

Side facing.

**SHOWER ROOM**

Shower cubicle, low flush w.c., pedestal wash hand basin. Tiled floor.

**FIRST FLOOR****BEDROOM FOUR**

**10'3" x 8'0"**

Built in robe. Front facing.

**SITTING ROOM**

**17'4" x 11'6"**

Carved wooden fireplace with cast iron and tiled inset, polished granite hearth. Cornicing. Superb views over Knocknashinna to Mourne Mountains. Access to floored roofspace.

**BATHROOM**

Modern panelled bath with overhead shower, pedestal wash hand basin, low flush wc, Tiled floor.

**FAMILY ROOM**

**13'0" x 10'0"**

Brick inset fireplace, multi fuel stove, cornicing and wooden floor.

**KITCHEN/DINING AREA**

**22'6" x 9'9"**

High and low level units with range and 1 1/2 sink unit, recess for dishwasher. Tiled floor. Side door to garden. Wooden flooring at dining area.

**UTILITY ROOM**

**11'6" x 6'0"**

High and low level units, stainless steel sink unit and plumbed for washing machine.

**GARAGE**

**16'6" x 9'6"**

Up and over door.

**OUTSIDE**

Garden to the front laid out in lawn with tarmac driveway. Raised garden and patio to the rear. Lovely views towards the Mourne Mountains.











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