



ULSTER PROPERTY SALES

# UPS

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

67

52

Northern Ireland

EU Directive 2002/91/EC

## 10 Rademon Avenue, Downpatrick, BT30 9NX

Offers Around £175,000



## 10 Rademon Avenue, Downpatrick, BT30 9NX

This four bedroom semi detached is located in a popular residential area with easy access to shops and amenities and close to bus links. The property offers entrance hall, lounge, living room with patio doors to rear garden, kitchen/dining area with separate utility room. On the first floor is four bedrooms and family bathroom. Outside is tarmac driveway to the side and enclosed rear gardens laid out in lawn with decked area.



### Entrance Hall

Storage under stairs.

### Living Room

**10'10 x 10'01**

front facing.

### Lounge

**21'0 x 11'01**

Laminated wooden flooring. Feature fireplace. Patio doors to the rear decked area and garden.

### Kitchen/Dining Area

**17'08 x 9'08**

High and low level units with recess for dishwasher, integrated double eye level oven, hob and extractor fan. 1 1/2 stainless steel sink unit. Door to rear garden.

### Utility Room

**17'08 x 9'08**

Pedestal wash hand basin. Tiled floor.

### First Floor

Landing area with hotpress.

### Bedroom One

**10'10 x 10'09**

Velux window. Front facing.

### Bedroom Two

**9'10 x 9'09**

Rear facing.

### Bedroom Three

**11'02 x 9'04**

Rear facing. Built in robes.

### Bedroom Four

**11'03 x 8'07**

Built in robes. Front facing.

### Bathroom

Panelled bath, low flush w.c, pedestal wash hand basin, shower cubicle with Mira electric shower. Fully tiled.

### Outside

Tarmac driveway to the side and gardens in lawn to the front. Enclosed rear garden with raised decked area and gardens 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

**FORESTSIDE**  
028 9064 1264

**GLENGORMLEY**  
028 9083 3295

**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9047 1515