



ULSTER PROPERTY SALES

UPS

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

59 63

Northern Ireland

EU Directive 2002/91/EC

27b Commons Road, Downpatrick, BT30 8DH

Offers Around £365,000

27b Commons Road, Downpatrick, BT30 8DH

Have we got views for you!

This most attractive bungalow is situated on a mature private site with magnificent views over Dundrum Inner Bay to the splendid Mourne Mountains framed on the horizon. The current accommodation comprises 3 bedrooms and deluxe bathroom, a spacious lounge, superb fitted kitchen and conservatory. There is considerable scope to extend as this outstanding site could provide a most appropriate setting for a more substantial family home - planning has been passed for extension to the property - planning reference no LA07/2023/1892/F. The spacious private gardens offer potential paddock and scope for a range of options which would make use of garaging and outbuildings on site. Special attention is drawn to this sale as the contribution of superb views and privacy on a spacious mature site is well worthy of consideration.



Entrance Hall

Spacious entrance hall with storage cupboard.

Lounge

17'07 x 12'11

Feature fireplace with surround and hearth with open fire. Beautiful views towards Dundrum bay and the Mourne Mountains.

Kitchen

16'02 x 10'10

High and low level modern high gloss units with recess for cooker, washing machine, tumble dryer, American style fridge freezer and dishwasher. Stainless steel sink unit with kitchen tap spray. Side door. Stainless steel extractor fan. Part tiled walls. Tiled floor. Archway to Dining room

Dining Room

12'10 x 11'01

Tiled floor. Double doors to

Conservatory

12'11 x 10'03

Tiled floor. Doors to garden. Ceiling fan. Amazing views towards Dundrum bay and the Mourne Mountains.

Bedroom One

16'06 x 9'10

Front facing.

Bathroom

Fully tiled bathroom with panelled bath with middle taps and shower attachment. low flush w.c., wash hand basin, corner shower cubicle with electric shower.

Bedroom Two

13'0 x 10'0

Rear facing. Built in robes.

Bedroom Three

12'0 x 9'04

Front facing. Built in robes.

Outside

Gardens laid out in lawn to front and rear taking in the breathtaking views. Paddock area to the front with mature trees.

Garage/Workshop

30'3 x 16'10

Store

16'10 x 9'10













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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12 English Street
Downpatrick
County Down
BT30 6AB

- | | | | | |
|--|---------------------------------------|--|-------------------------------------|---|
| ANDERSONSTOWN
028 9060 5200 | BALLYNAHINCH
028 9756 1155 | CAUSEWAY COAST
0800 644 4432 | FORESTSIDE
028 9064 1264 | NEWTOWNARDS
028 9181 1444 |
| BALLYHACKAMORE
028 9047 1515 | BANGOR
028 9127 1185 | CAVEHILL
028 9072 9270 | GLENGORMLEY
028 9083 3295 | RENTAL DIVISION
028 9047 1515 |
| BALLYMENA
028 2565 7700 | CARRICKFERGUS
028 9336 5986 | DOWNPATRICK
028 4461 4101 | MALONE
028 9066 1929 | |