



ULSTER PROPERTY SALES

UPS

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

67 67

Northern Ireland

EU Directive 2002/91/EC

226 Ardglass Road, Downpatrick, BT30 7ED

Offers Around £325,000

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There is a real flow to the accommodation in this well presented extended home which offers entrance hall leading to Lounge open plan to kitchen with casual dining and sun room with patio doors to the front and rear gardens, utility room, shower room and three bedrooms on the ground floor. The first floor has a lovely master bedroom with adjacent dressing room leading to bathroom. There is a high internal specification with recently fitted deluxe kitchen and benefitting from recently fitted windows and composite front door. The level site offers views towards the Mourne Mountains and the enclosed rear gardens offers a rural outlook. Within close proximity to Ardglass and Downpatrick and short drive to local beaches, golf clubs, schools and amenities.



Entrance Hall

Tiled flooring.

Lounge

14'08 x 13'08

Wooden flooring. Multi fuel stove on slate hearth. Patio doors to the side. Feature panelling.

Kitchen/Dining area

17'08 x 10'02

Recently fitted deluxe high and low level units with integrated dishwasher, fridge freezer and separate fridge. Island unit with breakfast bar and cupboards. Wooden flooring. Recess for Range. Integrated wine rack. Franke 1 1/2 stainless steel sink unit with hot water tap. Spotlights.

Sitting Room

12'11 x 11'01

Feature panelling. Wooden flooring. Multi fuel stove on slate hearth.

Laundry Room

10'03 x 7'04

High and low level units with recess for washing machine and tumble dryer. Tiled flooring. Back door.

Shower Room

White low flush w.c., pedestal wash hand basin. Walk in shower cubicle with wall shower and panelling. Tiled flooring. Towel radiator. Hotpress with water tank and shelving.

Bedroom One

11'08 x 10'04

Front facing. Wooden flooring.

Bedroom Two

11'09 x 10'03

Rear facing. Wooden flooring.

Bedroom Three

13'07 x 9'07

Front facing. Wooden floor.

First Floor

Landing area with office area.

Master Bedroom

20'05 x 11'02

Velux window. Side facing. Under eaves storage.

Dressing Area

Shelving and rails. Velux window. Through to

Bathroom

White panelled bath, pedestal wash hand basin, shower cubicle with electric shower, low flush w.c. Tiled flooring. Tiled at splashback.

Office area

Velux window.

Outside

Driveway with ample parking to the front and side with gardens in lawn to the front with shrubs and hedging. Patio area with views towards the Mourne Mountains. Enclosed rear gardens laid in lawn with rural views.











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