



ULSTER PROPERTY SALES

# UPS

Energy Efficiency Rating	
Current	Potential
71	75
A	B
B	C
C	D
D	E
E	F
F	G
G	

Northern Ireland

51 Vianstown Road, Downpatrick, BT30 8AA

Offers Around £295,000

## 51 Vianstown Road, Downpatrick, BT30 8AA

This detached family home is situated on a spacious elevated site with delightful rural views and within easy commuting distance of Downpatrick's schools, shops and amenities. The bright spacious accommodation offers flexible options and currently comprises lounge, sun room, fitted kitchen with dining area, utility room and cloakroom. There are 3 ground floor bedrooms (one with ensuite), bathroom and two further first floor bedrooms with adjacent shower room. The gardens are currently laid out in lawns with good parking spaces and electric gates.

NB: The property has currently permission for non domestic use.  
No Chain



### **Entrance Hall**

Storage under stairs.

### **Lounge**

**15'09 x 14'07**

Laminated wooden flooring. Fireplace opening with feature wooden mantle.

### **Kitchen/Dining Area**

**15'01 x 14'11**

High and low level units with integrated double oven and hob with stainless steel extractor fan. 1 1/2 stainless steel sink unit. Recess for fridge. Door to:

### **Sun Room**

**13'03 x 12'02**

Laminated wooden flooring. Patio doors to rear.

### **Utility Room**

**8'09 x 6'06**

High and low level units with stainless steel sink unit.

### **Cloakroom**

White low flush w.c., Pedestal wash hand basin.

### **Bathroom**

**12'0 x 8'01**

White low flush w.c., pedestal wash hand basin, panelled bath and walk in shower. Tiled at splashback.

### **Bedroom One**

**13'0 x 12'04**

Front facing. Ensuite wet room with shower, pedestal wash hand basin, low flush w.c., Part tiled walls.

### **Bedroom Two**

**13'04 x 12'01**

Front facing. Built in robes.

### **Bedroom Three**

**10'01 x 9'02**

Rear facing.

### **First floor**

landing area.

### **Storage cupboard**

Walk in storage cupboard.

### **Bedroom Four**

**18'11 x 18'03**

Into eaves. Velux window. Side facing.

### **Master Bedroom**

**18'03 x 17'02**

Built in robes. Eaves storage. Side facing.

### **Walk in wardrobe**

with rails.

### **Shower room**

White low flush w.c., pedestal wash hand basin, shower. Velux window.

### **Outside**

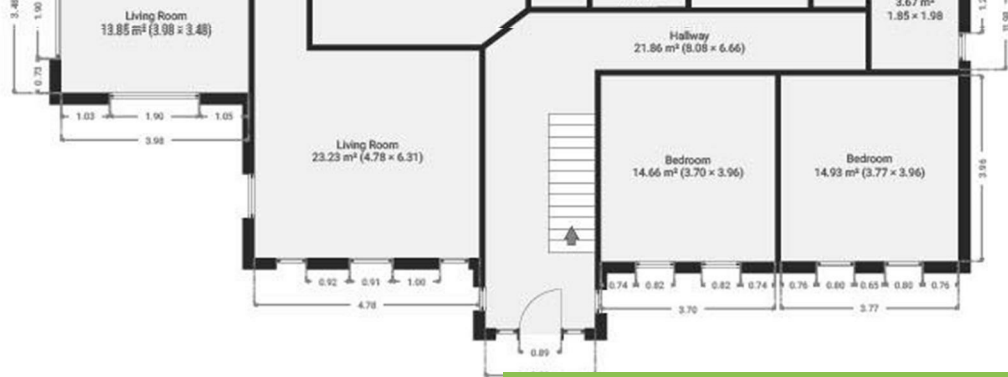
Electric gates to the front with tarmac driveway to the front and side. Enclosed rear garden with raised gardens in lawn and views over the rolling countryside.





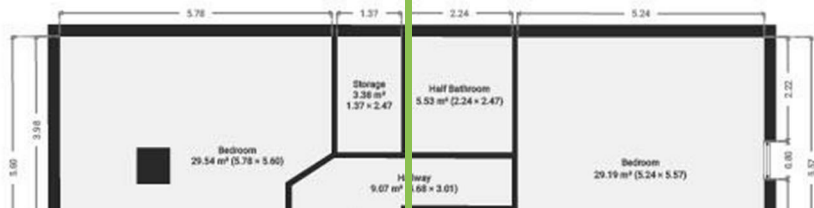






▼ 1st Floor

TOTAL AREA: 80.84 m<sup>2</sup> · LIVING AREA: 80.84 m<sup>2</sup> · ROOMS: 6



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