



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

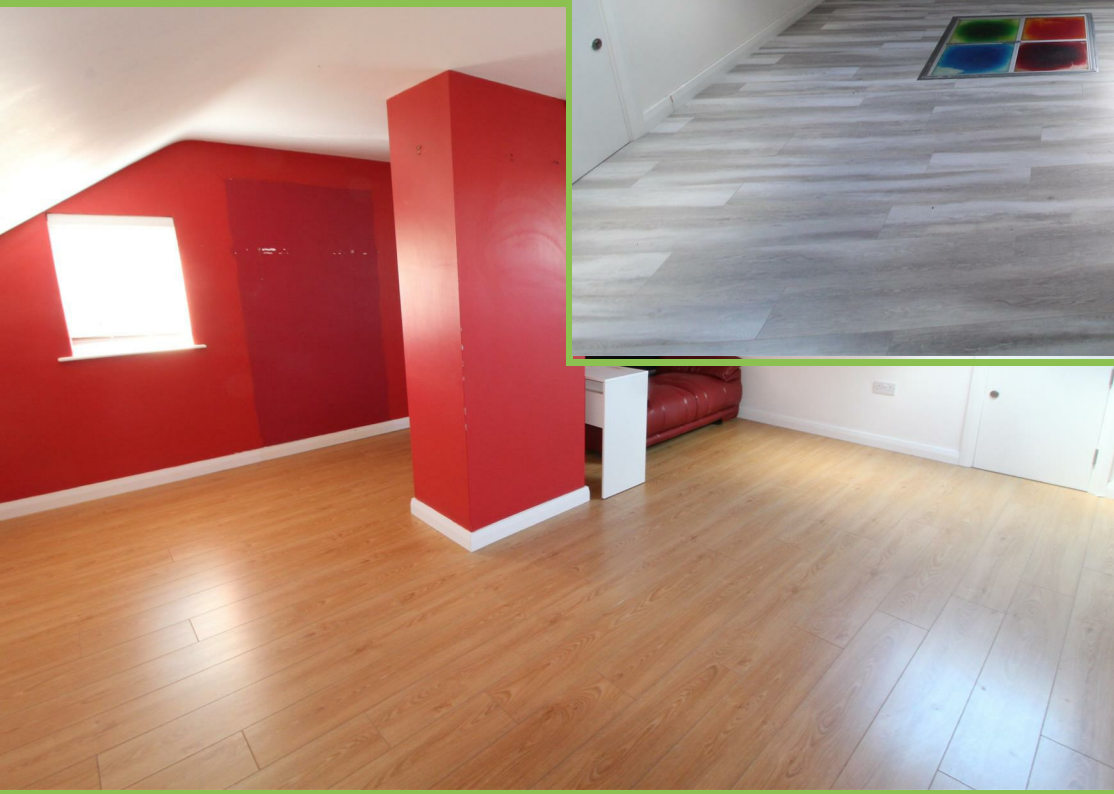
White low flush w.c., pedestal wash hand basin, shower. Velux window.

Outside

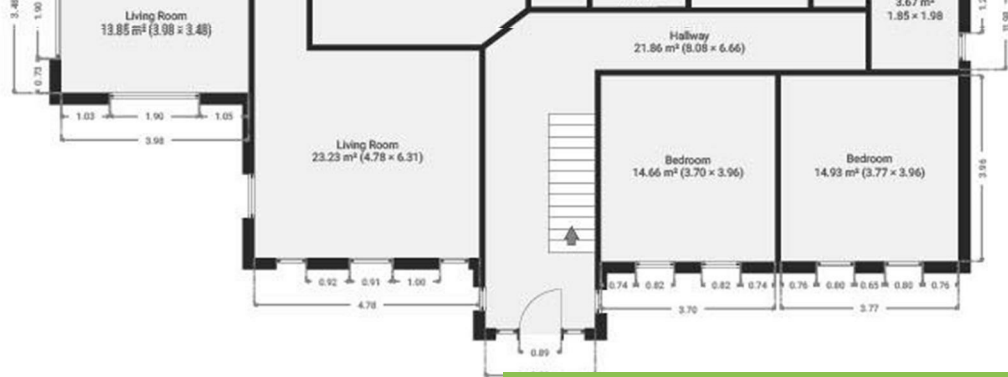
Electric gates to the front with tarmac driveway to the front and side. Enclosed rear garden with raised gardens in lawn and views over the rolling countryside.





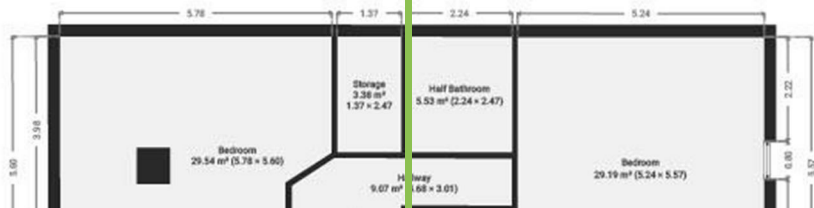






▼ 1st Floor

TOTAL AREA: 80.84 m² · LIVING AREA: 80.84 m² · 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