



## 17 SEAVAGHAN ROAD

Downpatrick  
Ballynahinch BT24 8SP

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**£375,000**

# 17 Seavaghan Road

## Downpatrick, Ballynahinch, BT24 8SP



### Entrance Hall

Ceramic Tiled floor.

### Lounge

14'07 x 12'10 (4.45m x 3.91m)

Solid wooden flooring. Feature fireplace with decorative inset and tiled hearth. Picture rail. Cornicing. Step to

### Sun Room

21'09 x 11'07 (6.63m x 3.53m)

Solid wooden floor. Patio doors to side garden. Floating beam mantle.

### Kitchen/Dining area

14'05 x 12'10 (4.39m x 3.91m)

Black high gloss high and low level units with integrated fridge and dishwasher. 1 1/2 sink unit. integrated eye level oven. 4 ring hob with matching extractor fan. Ceramic tiled floor.

### Utility Room

6'06 x 5'06 (1.98m x 1.68m)

Built in storage cupboards. Recess for washing machine and freezer.

### Shower Room

8'04 x 6'10 (2.54m x 2.08m)

Corner shower cubicle with wall shower, pedestal wash hand basin and low flush w.c., Fully tiled. Hotpress.

### Bedroom One

10'02 x 10'02 (3.10m x 3.10m)

Front facing. Wooden flooring.

### Bedroom Two

12'09 x 11'01 (3.89m x 3.38m)

Rear facing.

### Bedroom Three

10'2 x 10'01 (3.10m x 3.07m)

Front facing.

### Sitting Room

11'08 x 7'09 (3.56m x 2.36m)

Through to: Front and rear facing.

### Kitchen/Dining/Living area

25'09 x 14'08 (7.85m x 4.47m)

Solid Oak high and low level units with 1 1/2 stainless steel sink unit. Recess for electric and gas cooker. Stainless steel extractor fan. Integrated fridge/freezer and dishwasher.

Tiled floor at kitchen. Solid wooden floor at living/dining area.

### Bedroom

14'08 x 13'08 (4.47m x 4.17m)

Rear facing.

### Shower Room

Shower cubicle with wall shower, pedestal wash hand basin. low flush w.c. Fully tiled. Plumbed for washing machine.

### Outside

This beautiful home is accessed via a tarmacked sweeping driveway with ample parking. Mature gardens surround this home with trees and shrubs and lots of lovely paved areas ideal for enjoying the summer days and evenings. To the side of the property is raised beds ideal for gardening enthusiasts. The property also benefits from a wooden shed for storage.

### Wooden Shed

12 x 10 (3.66m x 3.05m)



## Directions



# Floor Plan

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