





7 St Patricks Close, Downpatrick, BT30 7FA
Offers Around £235,000

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Set in a popular and convenient development, this Detached Villa is beautifully presented throughout. The property offers bright and spacious accommodation that will suit a variety of purchasers looking for an home in which they can move in and set their furniture down

The accommodation comprises: Lounge with feature cast iron stove, beautifully finished kitchen with range of integrated appliances and Dining / Living area. On the first floor there are Four Bedrooms (Master to include Ensuite Shower Room) and a Family bathroom.

Outside there is an enclosed garden to the side and rear laid in lawns, Gated tarmac driveway, fencing, patios and BBQ area.







Entrance Hall

Ceramic tiled flooring. Cloakroom with low flush w.c, and pedestal wash hand basin. Ceramic tiled floor.

Lounge 15'08 x 14'08

Parquet flooring. Multi fuel stove with feature freestanding beam over and slate hearth.

Kitchen/Dining Area 22'09 x 18'11 I shaped

High and low level units with recess for range cooker. Integrated dishwasher, fridge/freezer. 1 1/2 stainless steel sink unit, stainless steel extractor fan. Ceramic tiled floor. Back door. Patio doors to garden at dining area.

First Floor

Master Bedroom 13'06 x 12'07

Front facing. Ensuite comprising low flush w.c., wash hand basin, walk in shower cubicle with wall shower. Tiled flooring.

Bedroom Two 11'03 x 8'11

Rear facing. Laminated wooden flooring.

Bedroom Three 11'01 x 9'0

Rear facing. Laminated wooden flooring.

Bedroom Four 10'04 x 5'01

Currently used as a dressing room. Range of built in robes.

Bathroom **7'06 x 6'10**

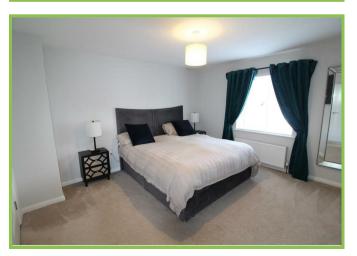
White panelled bath with shower attachment, low flush w.c., pedestal wash hand basin, Ceramic tiled floor.

Outside

Enclosed rear garden laid out in lawn with tarmac driveway. Gardens in lawn to the front.























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.



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