



Joyce Clarke Estate Agents

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FOR SALE



**34 Crossgar Road, Dromara, County Down. BT25 2JT**

Offers in Region of £475,000

Smallholding comprising of beautiful detached country residence, paddock, sand school, stable block and general purpose shed

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 56 D    | 65 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |