



ULSTER PROPERTY SALES

# UPS

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

71 74

Northern Ireland

EU Directive 2002/91/EC

## 4 Demesne Park, Downpatrick, BT30 6WG

Offers Around £235,000

## 4 Demesne Park, Downpatrick, BT30 6WG

This detached family home is located in the popular development off the Ardglass Road within walking distance to Downe Hospital and Downshire Civic Centre. The home offers Lounge, sitting room/office, kitchen/dining/living area, utility room with four bedrooms and bathroom on the first floor and access to garage on the lower ground floor and room ideal for office or bedroom with access to the rear garden with elevated decking.

Within easy access to local schools and shops this family home is sure to appeal to many.



### Entrance Hall

Wooden flooring.

### Lounge

**19'02 x 13'0**

Wooden flooring. Fireplace with wooden surround and tiled hearth.

### Sitting Room/Study

**11'05 x 9'03**

Wooden flooring. Front facing.

### Kitchen/Dining/Living area

**32'02 x 10'06**

High and low level units with 1 1/2 stainless steel sink unit, integrated electric oven and gas hob with stainless steel extractor fan. Breakfast bar. Integrated dishwasher. Part tiled walls. Ceramic tiled floor. Door to garden.

### Utility Room

**10'10 x 5'02**

High and low level units with stainless steel sink unit. Recess for washing machine, tumble dryer and fridge freezer. Tiled flooring. Part tiled walls.

### First Floor

Landing area with hotpress

### Master Bedroom

**20'02 x 13'0**

Front facing. Wooden flooring.

### Ensuite

White low flush w.c., pedestal wash hand basin, corner shower cubicle with electric shower. Tiled flooring. Tiled at splashback.

### Bedroom Two

**13'10 x 10'01**

### Bedroom Three

**11'04 x 8'02**

### Bedroom Four

**12'01 x 10'09**

### Bathroom

### Lower ground Floor

Sitting area leading to door to garage and

### Bedroom/study/office

**12'06 x 10'0**

### Integral Garage

**17'06 x 12'05**

### Outside

Tarmac driveway to the front. Gardens in lawn with shrubs to the side and rear. Raised stoned decking area to the rear.











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

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**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