

ULSTER PROPERTY SALES

UPS

DOWNPATRICK BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



51 BALLYCRUTTLE ROAD, DOWNPATRICK, BT30 7AG



OFFERS OVER £495,000

This very special family home is situated on a spacious elevated site with superb views of the surrounding countryside. The extensive flexible accommodation benefits from a high internal specification with many fine individual features. There are currently five bedrooms (master with ensuite and dressing room), deluxe bathroom, three reception rooms and a magnificent open plan kitchen/dining/family room and utility/boot room. There is also a well appointed office and separate first floor play room and shower room. The gardens complement this excellent family home with gazebo and space for recreation and hospitality area and to enjoy the superb views. Families are drawn to this part of Co. Down to benefit from the excellent schools and range of sporting activities and easy commuting to excellent beaches.



At a glance:

Large reception Hall

Tiled flooring. Open tread return staircase. Steps to:

Office

13'08 x 13'06

Tiled flooring. Front facing.

Lounge/dining area

22'3 x 14'9

Front facing with views towards the Mourne Mountains. Tiled flooring.

Kitchen/living/dining room

23'2 x 17'7

High and low level units with granite worktops and splashback. 1 1/2 sink unit. Integrated double oven, wine cooler and dishwasher. Island unit with induction hob. Breakfast bar. Recess for American style fridge freezer with wine rack over. Tiled flooring. Sliding patio doors to side paved area.

Sun room

16'06 x 15'09

Tiled flooring. Feature brick fireplace with multi fuel stove on raised hearth. Sliding patio doors to paved area. Views to the front and rear.

Utility Room/Boot room

16'0 x 10'07

Tiled flooring. Ample storage for shoes and coats. Low level units with recess for washing machine tumble dryer. Belfast sink.

Cloakroom

White low flush w.c. and pedestal wash hand basin. Tiled flooring.

Rear Hall

Tiled floor. Back door.

Master Bedroom

19'04 x 14'07

Front facing. Walk in dressing room.

Dressing Room

14'04 x 13'07

Range of wardrobes and storage with built in dressing table. Front facing.

Ensuite

Walk in shower cubicle with wall shower, vanity unit, low flush w.c. Tiled flooring.



Bathroom

14'0 x 13'07

Freestanding roll top bath with hand shower over, high flush w.c., vanity unit with twin sinks and walk in shower cubicle with rain and wall shower. Tiled flooring. Feature panelling.

Bedroom Two

14'6 x 13'0

Rear facing. Built in robes.

First Floor

Bedroom Three/Sitting Room

20'04 x 13'10

Velux windows. Door to dressing area with built in robes, seating area and shower area with shower cubicle with wall shower, low flush w.c and pedestal wash hand basin. Tiled floor.

Bedroom Four

13'07 x 9'08

Velux windows. Eaves storage.

Bedroom Five

17'04 x 9'10

Velux window. Built in robes. Eaves storage.

Play room

10'09 x 15'09

Velux window. Built in robes.

Shower Room

Shower cubicle with mira sport shower, vanity unit, low flush w.c.

Outside

Gates to the front with tarmac driveway to front and rear of the property with gardens in lawn with mature shrubs and trees with beautiful views. Raised area to the rear with gazebo area and paved area.

Detached Double Garage

31'06 x 24'03

Two roller doors. Power and light. Side door.

















Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	68	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	



Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 4461 4101.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that 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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