



ULSTER PROPERTY SALES

# UPS

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
24	38

Northern Ireland  
EU Directive  
2002/91/EC

## 14 Mallard Drive, Downpatrick, BT30 6DZ

### Offers Around £295,000

## 14 Mallard Drive, Downpatrick, BT30 6DZ

The excellent family bungalow is situated on a spacious elevated site commanding views over Downpatrick Racecourse, Down Cathedral and the stunning countryside. The accommodation comprises 4 bedroom (master bedroom with ensuite), bathroom, Lounge open plan to dining room with kitchen/dining/family area and integral double garage with utility area.

The spacious gardens are laid out in lawns, flowerbeds and patio areas which provide a delightful setting for this fine home. There is potential for development subject to relevant planning permissions.

Downpatrick's leading schools, sporting and shopping facilities are within easy commuting distance.



### **Entrance Hall**

Steps up to living area.

### **Lounge/formal dining room**

**24'11 x 18'04**

Lounge with patio doors to the rear. Fireplace with gas fire on tiled hearth. Dining room. Views towards Downpatrick Racecourse, Down Cathedral and the Dromara Hills.

### **Kitchen/dining/Living**

**24'09 x 7'02**

High and low level units with sink unit. Breakfast bar. Integrated fridge/freezer, eye level double oven. 4 ring gas hob. Tiled flooring at kitchen, sitting area with patio doors to rear garden.

### **Cloakroom**

Storage cupboards. White low flush w.c. and pedestal wash hand basin. Tiled floor.

### **Hotpress**

Good sized hotpress with shelving.

### **Bathroom**

Panelled bath, Electric shower unit, screen door, low flush w.c. and pedestal wash hand basin. Tiled floor. Part tiled walls.

### **Master Bedroom**

**12'07 x 10'08**

Front facing with beautiful views towards Down Cathedral. Built in robes.

### **Ensuite**

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

### **Bedroom Two**

**10'06 x 10'06**

Rear facing. Built in robes.

### **Bedroom Three**

**10'07 x 10'05**

Front facing. Built in robes.

### **Bedroom four**

**10'07 x 9'09**

Built in storage cupboard.

### **Steps down to:**

### **Garage**

**33'07 x 24'02**

Electric door. Car pit. Raised office area with electricity. Plumbed for washing machine and tumble dryer. Calor gas boiler.

### **Outside**

Tarmac driveway to ample parking. Calor Gas bulk storage tank. Gardens in lawn with mature shrubs and flowerbeds with superb views towards Downpatrick Racecourse, Down Cathedral with the Dromara hills framed in the distance. There is potential for development subject to relevant planning permissions.













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



ULSTER PROPERTY SALES

**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