



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



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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