



## **14 Rocksfeld Close, Crossgar, BT30 9GQ**

### **Asking price £165,000**

This lovely three bedroom townhouse is situated in the popular Rocksfeld development in Crossgar. Comprising living room with open fire, a modern kitchen/dining area with sliding patio doors to an enclosed west facing rear garden, three bedrooms and family bathroom. There is off street parking to the front and oil fired central heating throughout.

Rocksfeld Close is within close proximity to the various amenities of Crossgar including bus links, major supermarket, cafes and schools. The beautiful Tobar Mhuire monastery is within walking distance offering lovely trails and views of the surrounding County Down countryside.

Due to the popularity of this location early viewing is highly recommended.

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## DOWNSTAIRS

### Hallway

Understair storage

### Living Room

Open fire

### Kitchen/Dining

High/low units with integrated cooker & extractor. Dining area Sliding patio doors to enclosed rear gardens

## UPSTAIRS

### Bedroom One

Built in storage

### Bedroom Two

### Bedroom Three

### Bathroom

Low flush WC, pedestal wash basin, bath with overhead shower


## OUTSIDE


Enclosed rear garden. Off street parking to front



Tel: 02844898048



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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