



ULSTER PROPERTY SALES

# UPS

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

59 64

Northern Ireland

EU Directive 2002/91/EC

## 4 Kingsfield Avenue, Downpatrick, BT30 6UR

£179,950

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This semi detached home benefits from a corner site with good sized rear gardens with views towards Downpatrick Racecourse. The property comprises entrance hall, lounge through to dining room and kitchen, utility room, bathroom and bedroom. First floor comprises two further bedrooms. The property also benefits from a detached garage.



## Entrance Hall

**23'01 x 15'8**

Up and over door. Side door.

## Lounge

**14'10 x 10'11**

Fireplace with tiled inset and hearth with mahogany surround. Laminated wooden flooring.

## Kitchen/Dining Area

**18'06 x 10'10**

High and low level units with 1 1/2 stainless steel sink unit. Tiled at splashback. Laminated wooden floor. Patio doors at dining area to balcony with views towards Downpatrick Racecourse. Integrated oven and hob.

## Utility Room

**8'01 x 7'11**

Recess for fridge, washing machine and tumble dryer. Back door.

## Bathroom

White low flush w.c., pedestal wash hand basin, panelled bath and shower cubicle. Fully tiled.

## Bedroom One

**9'10 x 8'10**

Laminated wooden floor. Front facing.

## First Floor

### Bedroom Two

**13'05 x 12'01**

Side facing. Built in robes.

### Bedroom Three

**12'02 x 11'09**

Built in robes. Velux window.

## Detached Garage











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