



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