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## 16 Ballyrolly Road Downpatrick BT30 8SP



### *Detached House*

Situated in a tranquil area on the outskirts of Downpatrick, this spacious residence comprises generous accommodation with seven well-appointed bedrooms and four bathrooms. Externally, there is a driveway and parking area complimented further by a large double garage.



- **2 Reception Rooms**
- **7 Bedrooms**
- **Conservatory**
- **4 Bathrooms**
- **Large Detached Double Garage**
- **Oil Fired Central Heating**
- **PVC Double Glazed Windows**
- **Offers in the Region Of £450,000**

## THE PROPERTY COMPRISES:

### Porch:

PVC door.



### Entrance Hall:

10' 0" x 30' 11" (3.05m x 9.42m) (both widest) Oak glazed door and side panel, large hall with feature staircase.



### Sitting Room:

13' 10" x 14' 1" (4.21m x 4.29m) (both widest) Provision for fireplace.



### Living Room:

11' 9" x 12' 1" (3.58m x 3.68m) (both widest) Provision for fireplace.

### Kitchen/Dining Area:

12' 8" x 30' 11" (3.86m x 9.42m) High and low level units with oak doors and laminate worksurfaces, range-style cooker with ceramic hobs, stainless steel extractor fan, integrated dishwasher, 1 ½ bowl stainless steel sink and drainer, American style fridge/freezer, breakfast bar with polished granite worktop, tiled floor, part wall tiling, recessed lighting.



### Back Hall:

Airing cupboard, tiled floor, door to rear.



### Utility Room:

6' 4" x 9' 5" (1.93m x 2.87m) High and low level units with laminate worksurfaces and oak doors, plumbed for washing machine, stainless steel sink and drainer, gas hob, tiled floor, part wall tiling, airing cupboard, French

### Conservatory:

12' 6" x 12' 1" (3.81m x 3.68m) French doors to garden, tiled floor, recessed lighting.





**Bathroom:**

White suite comprising WC, WHB, panel bath, quadrant shower cubicle with thermostatic shower



**Bedroom 1:**

14' 6" x 11' 2" (4.42m x 3.40m) Laminate Floor.



**Bedroom 2:**

10' 9" x 14' 0" (3.27m x 4.26m) (both widest) Laminate floor.



**Shower Room:**

White suite comprising WC, WHB, quadrant shower cubicle with thermostatic shower, tiled floor, wall tiling, recessed lights.



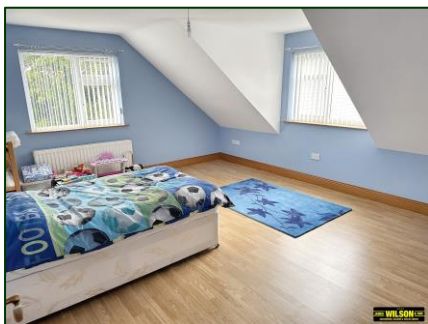
**First Floor:**

Oak staircase with dual access from return, leaded glass window.



**Bedroom 3:**

16' 1" x 14' 5" (4.90m x 4.39m) Laminate floor.



**Bedroom 4**

19' 5" x 15' 6" (5.91m x 4.72m)Laminate floor.



**Shower Room:**

WC, WHB, quadrant shower cubicle with thermostatic shower, tiled floor.



**Bedroom 5:**

21' 1" x 15' 2" (6.42m x 4.62m) (both widest)Laminated floor.

**Bedroom 6:**

19' 7" x 15' 6" (5.96m x 4.72m) (both widest)

**Bedroom 7:**

16' 1" x 14' 5" (4.90m x 4.39m)Laminated floor, door to shower room.

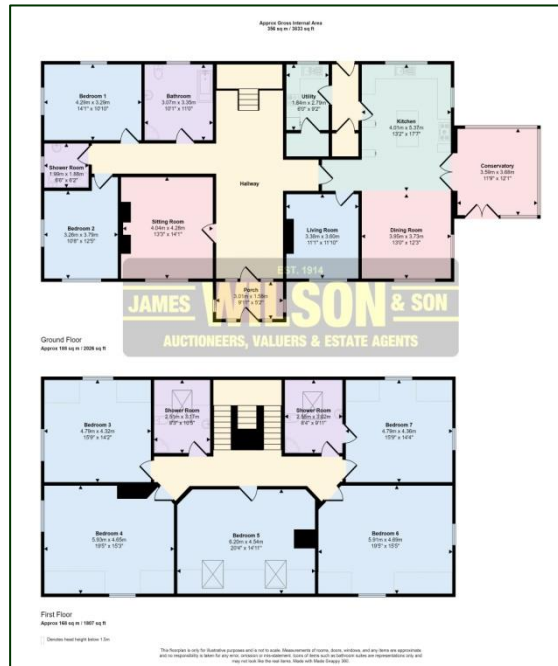
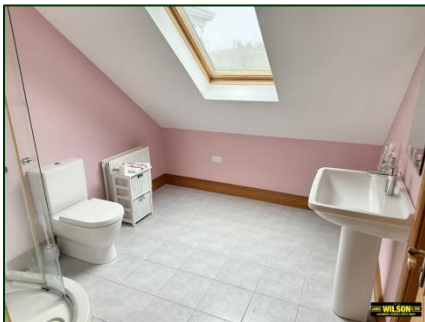


**Shower Room:**

White suite comprising WC, WHB, quadrant shower cubicle with thermostatic shower, tiled floor.

**Detached Double Garage:**

28' 6" x 23' 7" (8.68m x 7.18m) (both widest) WC, double garage doors. Loft (14'8" x 23'8") Under eaves storage. Store Room (28'7" x 9'3") Oil fired boiler.



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