



ULSTER PROPERTY SALES

# UPS

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

71

64

Northern Ireland

EU Directive 2002/91/EC

## 2 Strangford Avenue, Downpatrick, BT30 6WL

### Offers Around £390,000



## 2 Strangford Avenue, Downpatrick, BT30 6WL

This handsome detached family home offers well proportioned spacious accommodation in this quiet cul de sac. The accommodation comprises Lounge, Living room, Kitchen/dining area, Sun room, utility room and study all on the ground floor with four bedrooms (master with ensuite and jack and jill shower room along with family bathroom on the first floor. The gardens with lawns and patio areas are private and there is detached matching garage. There are leading schools within walking distance (including the new Down High School) and school gates on the Strangford Road. There are many sporting and leisure options in the area and are within easy commuting distance along with delightful walks of the Quoile River.





### **Entrance Hall**

Understairs storage. Cloakroom area. Telephone Point.

### **Lounge**

**14'11" x 14'5"**

Feature Cast Iron fireplace with carved wooden surround. Double doors through to Kitchen. Laminated Wooden Flooring. Television Point. Telephone Point.

### **Family Room**

**14'11" x 14'5"**

Feature Cast Iron Fireplace with carved wooden surround. Laminated Wooden Flooring. Television Point. Telephone Point.

### **Kitchen/Dining area**

**17'4" x 12'5"**

Antique Pine Fitted Kitchen with excellent range of high and low level units, including Pelmet over window and concealed lighting under units. Stainless steel sink unit. Brushed steel extractor fan. Recess for dishwasher and fridge/freezer. Recessed Lighting.

### **Sun Room**

**11'9" x 9'11"**

Laminated wooden flooring. Door to garden.

### **Office**

**11'5" x 8'7"**

Laminated Wooden Flooring.

### **Utility Room**

**8'6" x 8'1"**

Range of high and low level units. Recess for washing machine and tumble dryer. Back door.

### **Cloakroom**

White low flush w.c and pedestal wash hand basin.

### **First Floor**

With feature Arch window. Enhance spotlighting. Hotpress.

### **Master Bedroom**

**14'5" x 12'4"**

(WITH ENSUITE SHOWER ROOM) and walk in wardrobe: 14' 5" X 12' 4" Television Point. Telephone Point. ENSUITE: White suite comprising double tiled shower unit, low flush w.c. and pedestal wash hand basin. Heated towel rail. WALK IN WARDROBE: Fully shelved providing excellent storage. Front facing.

### **Bedroom Two**

**14'5" x 12'6"**

Telephone Point. Jack and Jill shower room comprising tiled shower unit, low flush w.c. and pedestal wash hand basin. Rear facing.

### **Jack and Jill Shower room**

White low flush w.c., pedestal wash hand basin. Shower cubicle with wall shower.

### **Bedroom Three**

**14'4" x 9'10"**

Television Point. Telephone Point. Rear facing.

### **Bedroom Four**

**14'4" x 10'4"**

Television and Telephone Point. Front facing.

### **Bathroom**

White suite comprising tiled shower unit, panelled bath, low flush w.c and pedestal wash hand basin. Recessed lighting.

### **Outside**

Garden area to front and sizeable fully enclosed rear garden area ideal for family enjoyment. Outside tap.

### **Detached Garage**

With roller shutter door and power points.

### **Outside**

Gardens in lawn to the front with tarmac driveway with ample parking. Enclosed rear gardens in lawn with paved patio area.



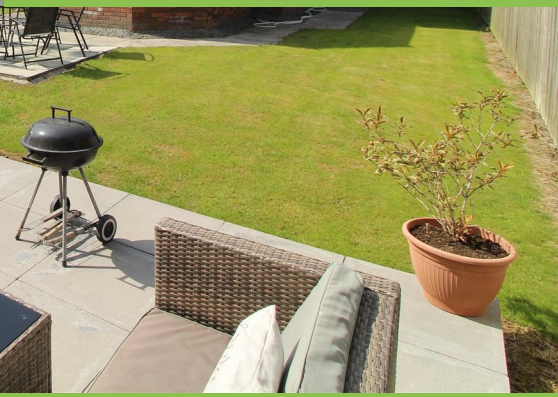
















Please note we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

NETWORK STRENGTH - LOCAL KNOWLEDGE

ULSTER PROPERTY SALES

**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