



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating	
Current	Potential
49-61 (A)	81-91 (A)
62-69 (B)	72-80 (B)
70-77 (C)	63-71 (C)
78-85 (D)	54-62 (D)
86-93 (E)	45-53 (E)
94-101 (F)	36-44 (F)
102-109 (G)	27-35 (G)
110-117 (H)	18-26 (H)
118-125 (I)	9-17 (I)
126-133 (J)	0-8 (J)

Northern Ireland EPC Services 2020-2023

8 Kilmore Village, Downpatrick, BT30 9HP

Offers Over £350,000

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This attractive four bedroomed bungalow is situated on a spacious private site in the heart of the village of Kilmore.

The bright spacious accommodation comprises : Four Bedrooms (Master with Ensuite) a Lounge with French Doors to the private rear garden, Dining Room and well fitted Kitchen with Breakfast area and a separate Utility room. There is a separate entertainment room also suitable for a work from home space and an attached Double Garage.

There is a delightful open aspect with rural views to the rear from the private garden and excellent schools, shops and amenities within easy commuting distance.



Covered porch to :

uPVC Double glazed Front door with side panels.

Reception Hall

Solid Oak Flooring. Large walk in Cloakroom

Lounge

19'7" x 12'9"

Feature Carved Wooden Fireplace, Cast iron inset, tiled hearth, open fire. Cornice ceiling, wall light points, Double Glazed French Doors to rear garden with open aspect.

Open to :

Dining Room

15'2" x 10'10"

Solid Oak Flooring, panelled ceiling, cornice, Double Glazed French Doors.

Kitchen with Breakfast Area

19'6" x 11'0"

One and a half bowl stainless steel sink unit, Extensive range of painted high and low level units, Leaded displays, wine rack, granite work tops, Housing for Cooking Range, Twin double ceramic hobs, Integrated stainless steel electric oven and microwave, extractor, concealed lighting, panelled ceiling, Breakfast area, Ceramic tiled floor, Partially tiled walls.

Utility Room

8'2" x 7'4"

Range of units, formica worktops, Plumbed for washing machine, Ceramic tiled floor, uPVC Double Glazed back door.

Master Bedroom

16'8" x 12'7"

Cornice ceiling, Low voltage lighting

Ensuite Shower Room

White suite comprising : Panelled Shower Cubicle

with Triton electric shower, Vanity unit, WC, Heated towel radiator, Ceramic tiled floor.

Bedroom 2

15'2" x 15'2" at widest

Bedroom 3

16' 0" x 11'9"

Bedroom 4

13'8" x 12'7"

Family Bathroom

White suite comprising : Panelled Bath, mixer taps, Vanity unit, WC, Tiled Shower cubicle, Heated towel radiator, Ceramic tiled floor. Inner Hall : Linen cupboard with Gas Fired Boiler.

Entertainment Room / Work from home room

24'0" x 18'0"

Cast iron multi fuel stove, Bar area with plumbing, lights and optics, double Glazed French doors. Cloakroom : White suite comprising Pedestal wash hand basin, WC, Ceramic tiled floor.

Outside

Tarmac driveway with ample car parking, suitable for boat / motorhome storage.

Gardens

Mature gardens to front and rear in lawns, mature hedging, dry stone walls open aspect to rear. Outdoor living space to include : covered decked patio, BBQ area, picnic area, outdoor lighting.

Attached Double Garage

19'7" x 18'5" at widest

Attached Double Garage, twin up and over electric roller doors, light and power.









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