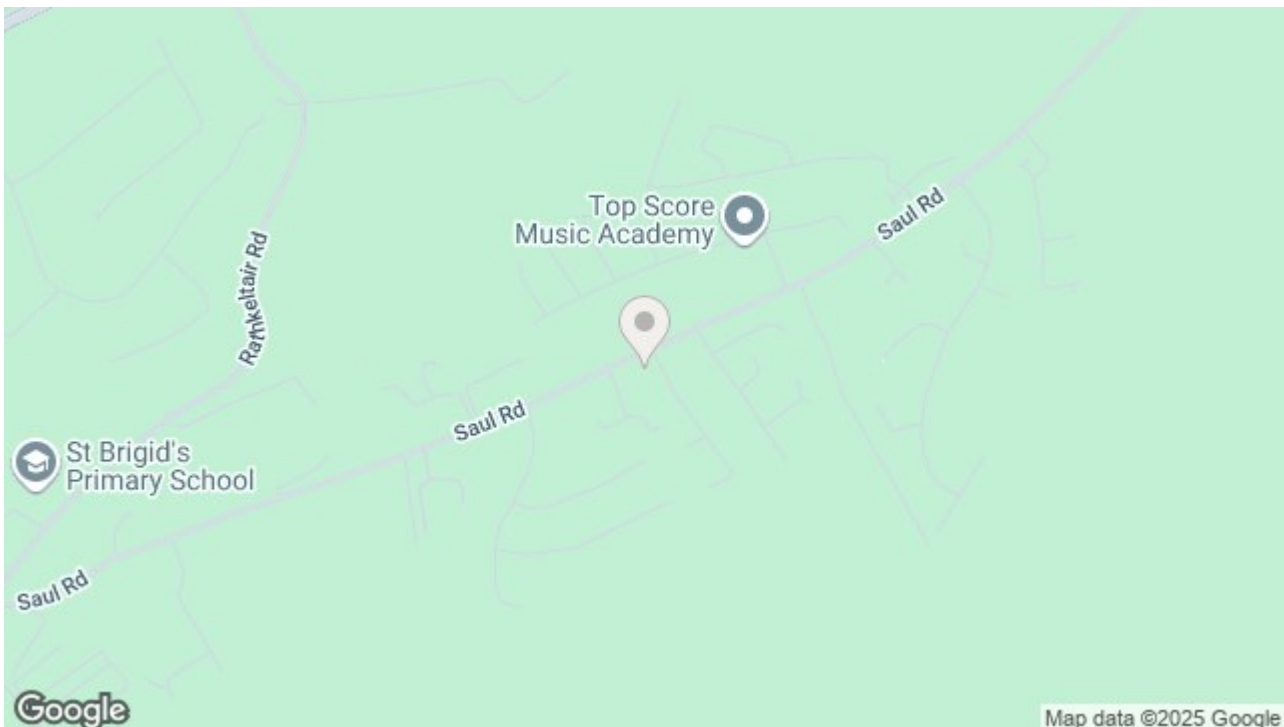




1 ARDBRACCAN, DOWNPATRICK, BT30 6TL



OFFERS AROUND £250,000

This Detached Family Home is located on a spacious site at the entrance to this desirable residential development.

The accommodation comprises Entrance Hall, Sitting Room, Lounge, Dining Room and a fitted kitchen with dining area and Bathroom. There is a Master Bedroom with Ensuite Shower room and a further Bedroom on the ground floor. On the first Floor are two Bedrooms, bonus room and separate Shower room.

There are mature private gardens, ample parking and a detached Garage. The flexible accommodation with facilities for those who work from home as well as providing excellent family space within easy commuting distance to leading schools and Downpatrick's amenities.



At a glance:

Entrance Hall

Laminated wooden flooring.
Under stairs storage.

Bedroom Two/Sitting Room

9'05 x 7'11
Front facing.

Lounge

17'07 x 13'0
Laminated wooden flooring.
Fireplace with wooden surround.

Kitchen/Dining Area

11'0 x 9'11
High and low level units with integrated eye level oven, 4 ring gas hob, tiled floor. Recess for washing machine. Door to garden.

Dining Room

11'0 x 9'11
Laminated wooden flooring.
Patio doors to rear.

Bathroom

Coloured suite comprising bidet, low flush w.c., pedestal wash hand basin, panelled bath. Fully tiled.

Bedroom Three

13'03 x 10'11
Side facing.

Master Bedroom

12'07 x 10'11
Ensuite with shower cubicle, low flush w.c and pedestal wash hand basin.

Rear facing.

First floor

Storage cupboard.

Shower Room

Shower cubicle, low flush w.c. and pedestal wash hand basin.

Bedroom Four

15'02 x 10'02
Side facing. Eaves storage.

Bedroom Five

13'01 x 12'01
Eaves storage. Velux window.

Through to bonus Room

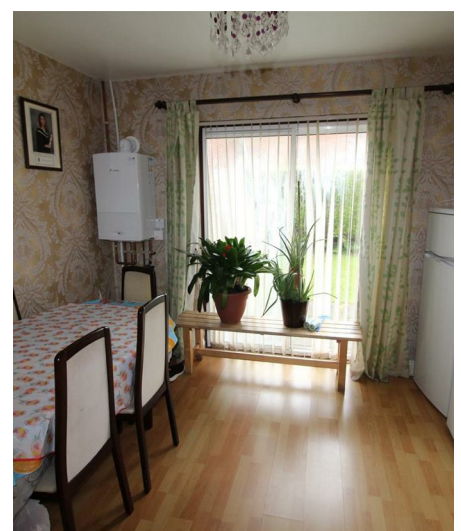
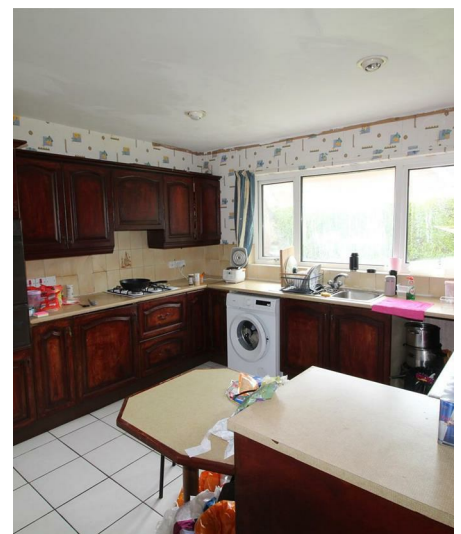
12'05 x 6'10
Could be used as a walk in wardrobe area.

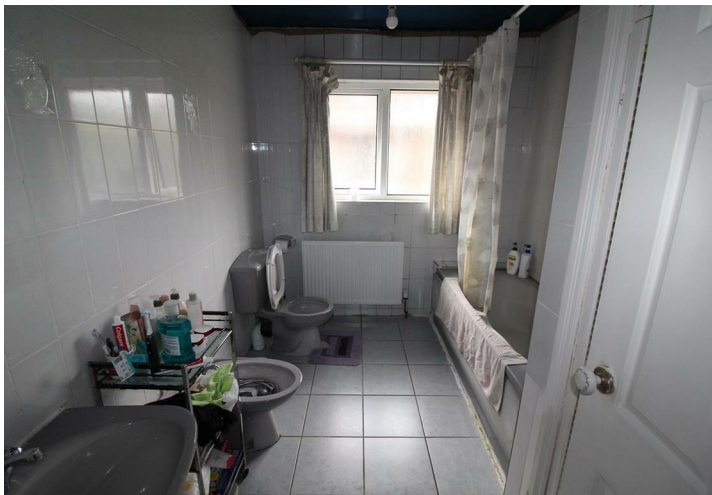
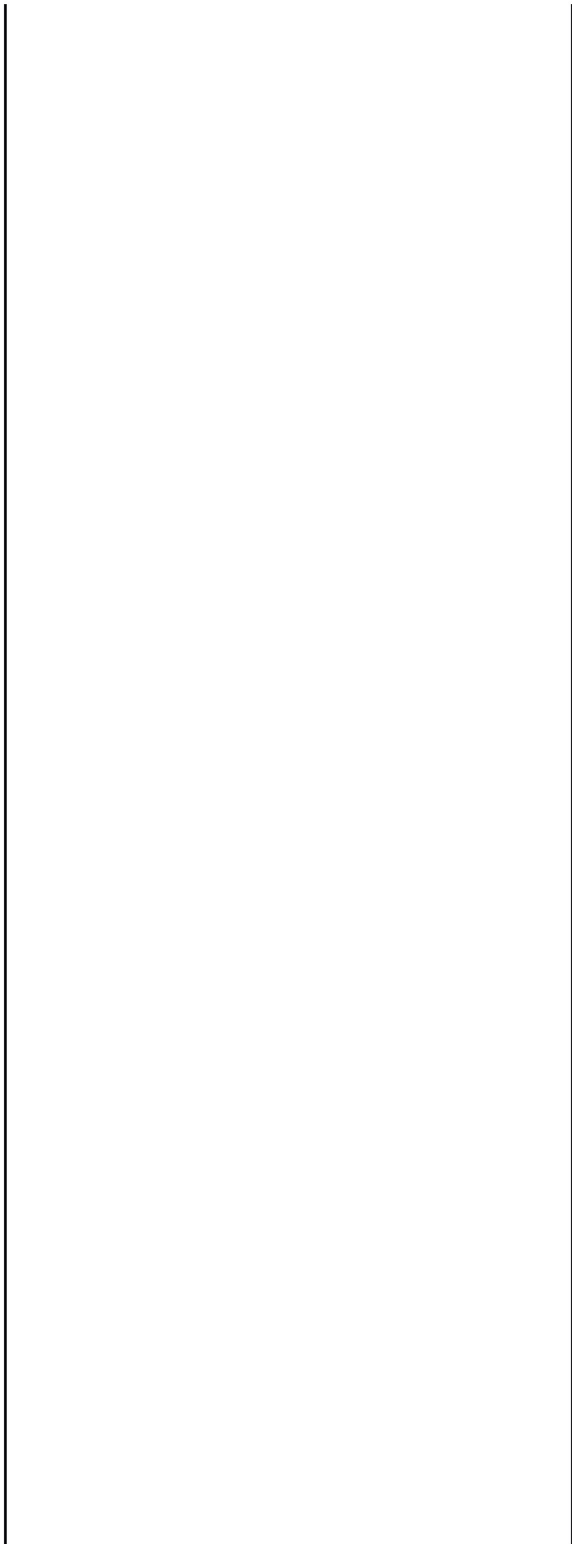
Outside

Gardens in lawn with mature shrubs to the front, side and rear. Tarmac driveway to the side with ample parking.

Detached Garage

18'02 x 14'0
Up and over door. Power and light.





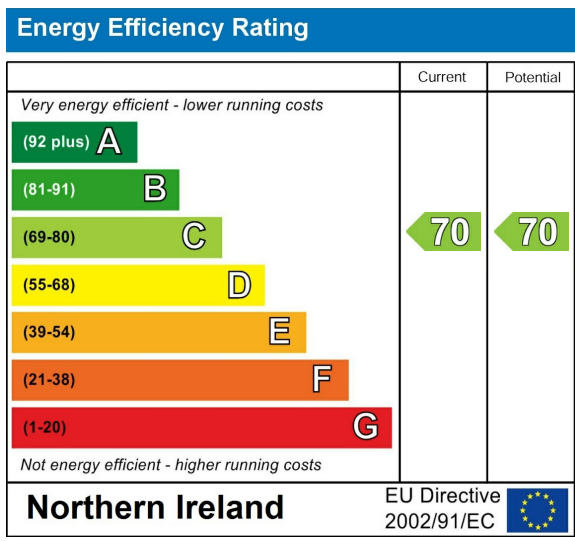














Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 4461 4101.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

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

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