



ULSTER PROPERTY SALES

UPS

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

70

Northern Ireland

EU Directive 2002/91/EC

2 Demesne Hollow, Downpatrick, BT30 6WF

Offers Around £230,000

2 Demesne Hollow, Downpatrick, BT30 6WF

This handsome four bedroom detached family home benefits from outstanding views over Downpatrick and the surrounding countryside. The bright spacious accommodation comprises four bedrooms (master with ensuite) Lounge, sitting room and lower level ground floor reception (ideal for working from home), and a deluxe fitted kitchen with dining/family area and separate utility room. There is an integral garage and there is access from the kitchen to a level rear garden in lawns providing space for relaxation and recreation. The very popular Demesne development is located on the Ardglass Road opposite the public sector campus and within walking distance of the Downe Hospital. The leading schools, shops and Downpatrick's many amenities are within easy commuting distance.



Entrance Hall

Laminated wooden flooring.

Lounge

19'3 x 13'0

Laminated wooden flooring. Double aspect windows. Feature fireplace with wooden surround and feature inset with tiled hearth. Views over Downpatrick.

Sitting Room

11'6 x 9'2

Front facing. Laminated wooden flooring.

Kitchen/Dining/Family Room

32'3 x 10'6

High and low level units with integrated oven and ceramic hob with extractor fan. 1 1/2 stainless steel sink unit. Tiled at splashback. Laminated wooden flooring. Lovely views towards the mountains and Down Cathedral.

Cloakroom

White low flush w.c., and pedestal wash hand basin. Laminated wooden flooring.

Utility Room

10'10 x 5'4

Low level units with recess for washing machine and tumble dryer. Stainless steel sink unit. Laminated wooden flooring.

Lower ground floor

Sitting Room/Bedroom/Work From home

12'6 x 10'0

Double doors to garden.

Integral garage

19'0 x 12'6

Power and electric.

First Floor

Master Bedroom

20'0 x 13'0

Double aspect windows.

Ensuite Shower Room

8'5 x 8'0

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

Bedroom Two

14'0 x 13'2

Front facing.

Bedroom Three

11'4 x 8'0

Rear facing.

Bedroom Four

12'4 x 10'9

Rear facing.

Bathroom

White panelled bath, low flush w.c., pedestal wash hand basin.

Outside

Tarmac driveway to the front with gardens in lawn. Gardens to the rear laid out in lawns.











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