



ULSTER PROPERTY SALES

# UPS

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

65

50

Northern Ireland

EU Directive 2002/91/EC

## 4 Westland Close, Crossgar, BT30 9HQ

Offers Around £125,000



## 4 Westland Close, Crossgar, BT30 9HQ

This two bedroom house is located in a convenient location within walking distance to shops and amenities and close to main commuting routes to Belfast. The property offers lounge, kitchen/dining area with two bedrooms and bathroom on the first floor. To the rear is an enclosed rear garden and off street parking to the front with gardens in lawn.



## Entrance Hall

### Lounge

**14'07 x 11'06**

Laminated wooden flooring. Under stairs storage.

### Kitchen/dining area

**14'10 x 9'09**

High and low level units with recess for cooker and washing machine. Stainless steel sink unit. Tiled floor.

## First Floor

### Bathroom

White panelled bath with Bristan shower over, low flush w.c., and pedestal wash hand basin. Tiled floor.

### Bedroom One

**10'0 x 7'0**

Rear facing.

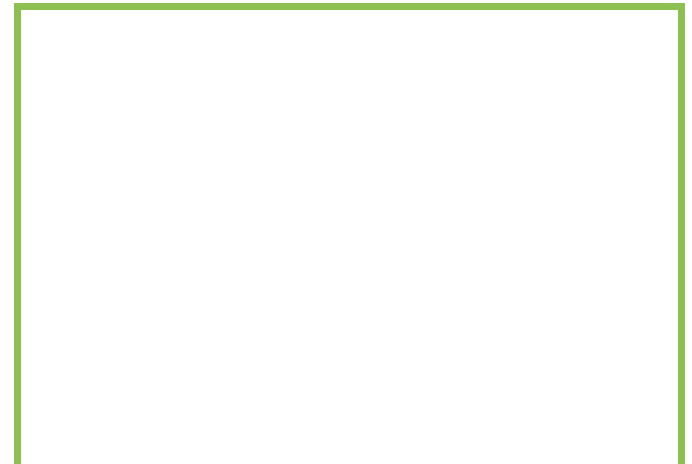
### Bedroom Two

**14'03 x 11'08**

Front facing. Built in robe.

## Outside

Garden in lawn to the front with paved driveway. Enclosed paved rear garden with oil fired boiler and oil tank.











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