



ULSTER PROPERTY SALES

# UPS

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
39	44

Northern Ireland

EU Directive 2002/91/EC

## 33 Knocknashinna Road, Downpatrick, BT30 6RE

£180,000

# 33 Knocknashinna Road, Downpatrick, BT30 6RE

Public Notice

33 Knocknashinna Road, Downpatrick, BT30 6RE

We are acting in the sale of the above property and have received an offer of £183,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating -E39

This detached bungalow occupies a private site in the popular Knocknashinna development.

The property offers four bedrooms, two reception, kitchen with dining and conservatory, utility room and bathroom. There is separate accommodation accessed via a side door and it has a kitchen, shower room, living area and bedroom on the first floor.



### **Entrance Hall**

Cloakroom with low flush w.c., pedestal wash hand basin. Towel radiator.

### **Lounge/Bedroom**

**12'11 x 11'11**

Front facing

### **Living Room**

**15'03 x 10'10**

Fireplace.

### **Kitchen/Dining/Conservatory**

**24'05 x 19'08**

High and low level units with 1 1/2 stainless steel sink unit. Tiled floor. Tiled at splashback. Laminated wooden floor at dining and conservatory. Door to rear garden.

### **Utility Room**

**8'05 x 5'10**

High and low level units. Back door. Tiled floor.

### **Bedroom One**

**11'06 x 9'11**

Front facing.

### **Bedroom Two**

**11'07 x 9'0**

Rear facing.

### **Bedroom Three**

**11'05 x 9'11**

### **Bathroom**

### **Bedroom Four**

**14'05 x 10'11**

**Separate first floor accommodation**  
accessed via side door.

### **Storage room**

### **Kitchen**

**10'6 x 9'07**

High and low level units with stainless sink unit.

### **Living Room**

**15'0 x 11'01**

Window seat. Leading to

### **Bedroom**

Juliette balcony. Eaves storage.

### **Shower Room**

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

### **Outside**

Driveway to parking. Gardens in lawn with mature shrubs to the front with enclosed rear gardens in lawn.











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