



ULSTER PROPERTY SALES

UPS

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

66 68

Northern Ireland

EU Directive 2002/91/EC

1 Demesne Court, Downpatrick, BT30 8NE

Offers Around £235,000

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The only detached home in this gated development in the popular village of Seaforde. The property offers living room, kitchen with dining area and cloakroom on the ground floor and three bedrooms with master ensuite and bathroom on the first floor.

The property has an enclosed rear garden in lawn and 3 allocated parking spaces to the side. Conveniently situated and within easy commuting distance to Ballynahinch, Newcastle, Castlewellan and Downpatrick making it the ideal location for schools, shops and amenities.



Entrance Hall

Tiled floor. Under stairs storage. Cloakroom with low flush w.c., and pedestal wash hand basin. Tiled floor. Door to rear garden.

Lounge

18'07 x 11'08

Laminated wooden flooring. Feature brick fireplace with multi fuel stove and wooden beam over. Double aspect windows.

Kitchen/Dining Area

18'08 x 9'11

High and low level units with recess for gas cooker, dishwasher, washing machine and fridge freezer. Belfast sink. Tiled floor.

First Floor

Laminated wooden flooring on landing.

Master Bedroom

18'07 x 9'09

Double aspect windows. Built in robes. Laminated wooden flooring.

Ensuite

6'05 x 6'02

White low flush w.c, pedestal wash hand basin, corner shower cubicle with electric shower. Laminated wooden floor.

Bedroom Two

9'11 x 6'07

Rear facing. Laminated wooden flooring.

Bedroom Three

11'08 x 9'11

Front facing. Laminated wooden flooring.

Bathroom

Panelled bath with electric shower over, pedestal wash hand basin and low flush w.c. Tiled floor. Part tiled walls.

Outside

Gated development leading to 1 Demesne Court. Parking for three cars at the property. Gardens in lawn to the side with enclosed garden in lawns to the rear.







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