



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating	Current	Potential
95-100	A	B+
81-94	B	B
69-80	C	B-
55-68	D	C
49-54	E	C-
35-48	F	D
2-34	G	D-

Northern Ireland

19 Malone Drive, Downpatrick, BT30 6UD

Offers Around £219,950

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This semi detached home is situated in a popular development with easy access to the Belfast Road for commuting and close to lovely walks at the Quoile River yet within walking distance to Shops, Restaurants and Schools. Offering three bedrooms with master bedroom ensuite, Lounge with Multi fuel stove, kitchen with dining and living area, utility room, downstairs toilet, first floor bathroom. The property benefits from oil fired central heating and double glazing.



Entrance Hall

Ceramic tiled floor. Understairs storage.

Lounge

14'08 x 14'02

Fireplace with multi fuel stove on raised hearth with floating mantle.

Kitchen/Dining/living Room

22'09 x 13'07

High and low level units with integrated 4 ring hob and double oven and stainless steel extractor fan. Integrated dishwasher. 1 1/2 stainless steel sink unit. Breakfast bar. Ceramic tiled flooring. Patio doors at dining area to rear garden.

Utility Room

9'0 x 5'11

High and low level units with stainless steel sink unit. Plumbed for washing machine and tumble dryer. Ceramic tiled floor. Back door to garden.

Cloakroom

Ceramic tiled floor. Low flush w.c. and pedestal wash hand basin.

Master Bedroom

14'08 x 10'07

Front facing.

Ensuite

Shower cubicle with electric shower, pedestal wash hand basin and low flush w.c.. Ceramic tiled floor.

First Floor

Bedroom Two

18'09 x 10'1

Built in robes, drawers and seat. Velux windows.

Bedroom Three

16'09 x 10'08

Side facing.

Bathroom

White panelled bath with hand shower over, corner shower cubicle with wall shower, low flush w.c., and pedestal wash hand basin. Tiled flooring.

Outside

Tarmac driveway to the front with parking and gardens in lawn. Enclosed rear garden with gardens in lawn and patio area.









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