



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

EU Directive 2002/91/EC

19 Malone Drive, Downpatrick, BT30 6UD

Offers Around £219,950



## 19 Malone Drive, Downpatrick, BT30 6UD

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