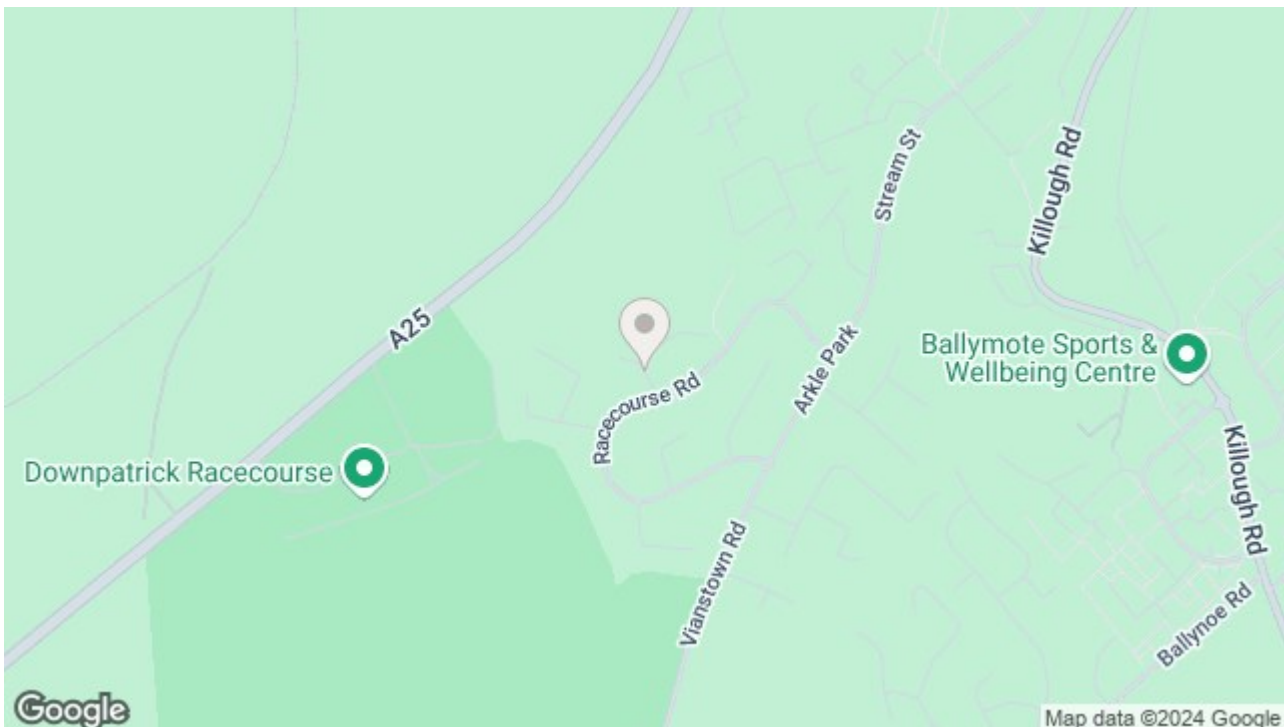




2 RACECOURSE WAY, DOWNPATRICK, BT30 6WP



OFFERS AROUND £260,000



This beautiful detached home makes an ideal family home and offers Lounge, Kitchen with dining leading to Sun room, utility room, cloakroom and downstairs office. Four bedrooms on the first floor with master bedroom ensuite and family bathroom. Outside is a lovely enclosed level rear garden laid out in lawn with paved patio area ideal for entertaining. Situated in a cul de sac of only 4 houses off the Racecourse Road it is convenient to schools, shops and amenities.



## At a glance:

### Entrance Hall

Ceramic tiled floor.

### Lounge

16'11 x 13'04

Laminated wooden flooring.  
Brick fireplace with Multi fuel stove on tiled hearth.

### Office

6'0 x 5'03

Built in storage and desk.  
Ceramic tiled floor.

### Kitchen/Dining/Living Room

19'05 x 10'04

High and low level units with recess for dishwasher. Integrated oven and 4 ring hob. Stainless steel sink unit. Ceramic tiled flooring.

### Sun Room

12'06 x 11'01

Ceramic tiled flooring. Patio doors to rear.

### Utility Room

8'0 x 5'11

Units with stainless steel sink unit. Recess for washing machine and tumble dryer. Ceramic tiled floor. Back door. Under stairs storage cupboard.

### Downstairs Cloakroom

Ceramic tiled floor. White low flush w.c. and vanity unit.

### First Floor

#### Master Bedroom

10'09 x 10'0

Rear facing.

#### Master Ensuite

Shower cubicle with electric shower, low flush w.c and wash hand basin. Tiled floor. Tiled at splashback.

#### Bedroom Two

11'03 x 10'01

Built in robes. Front facing.

#### Bathroom

White bath, shower cubicle with wall shower. Low flush w.c., vanity wash hand basin, Fully tiled.

#### Bedroom Three

13'08 x 8'09

Built in robes. Front facing.

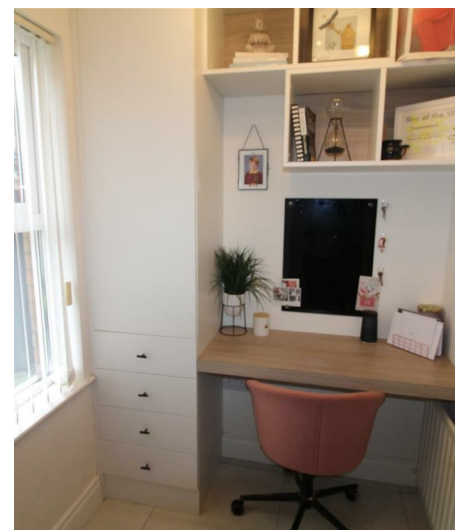
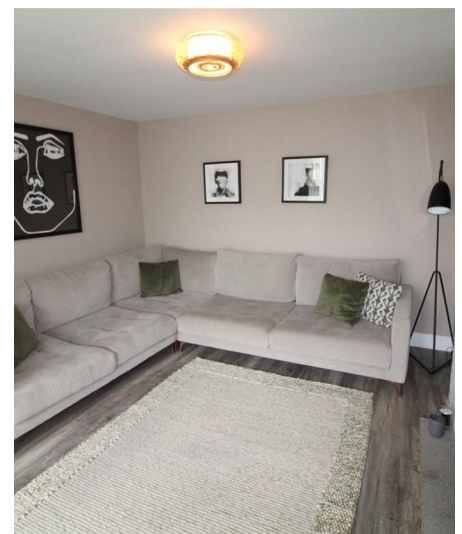
#### Bedroom Four

9'05 x 8'0

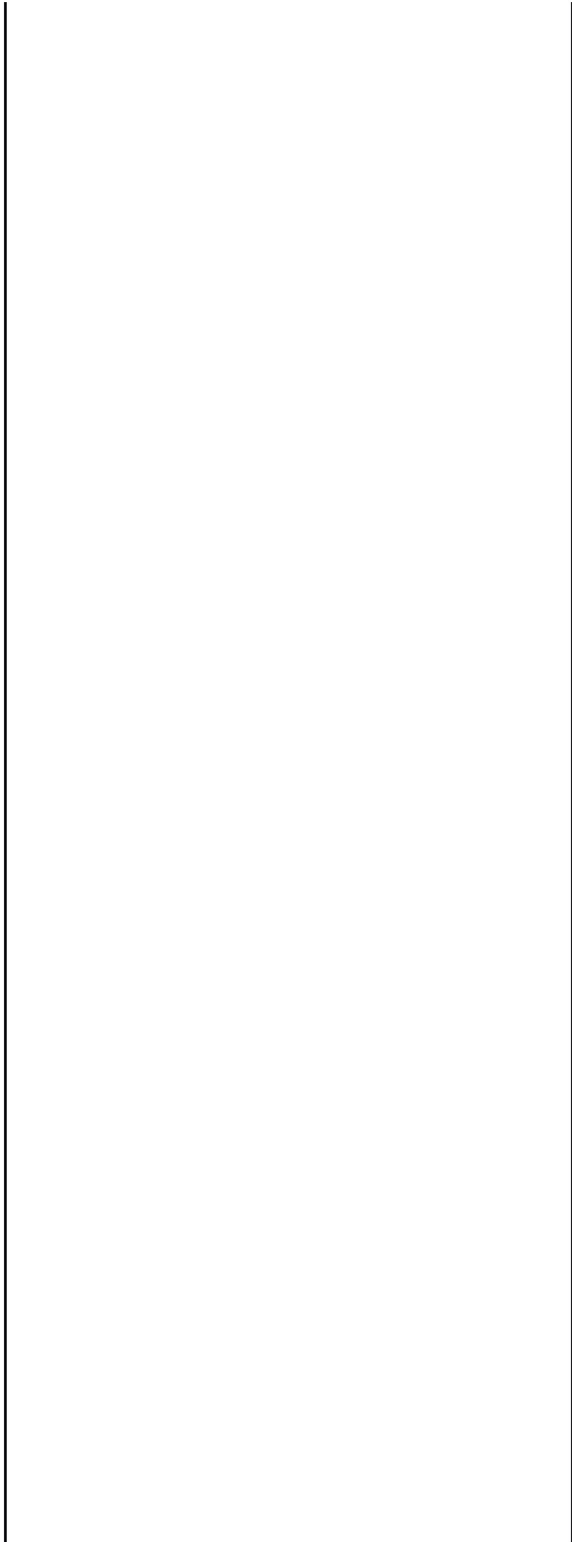
Rear facing. Laminated wooden flooring.

### Outside

Tarmac driveway to the side with ample parking. Brick paving and shrubs to the front. Lovely enclosed rear garden in lawn with paved



patio area and brick path with raised vegetable beds and shed with power and light.



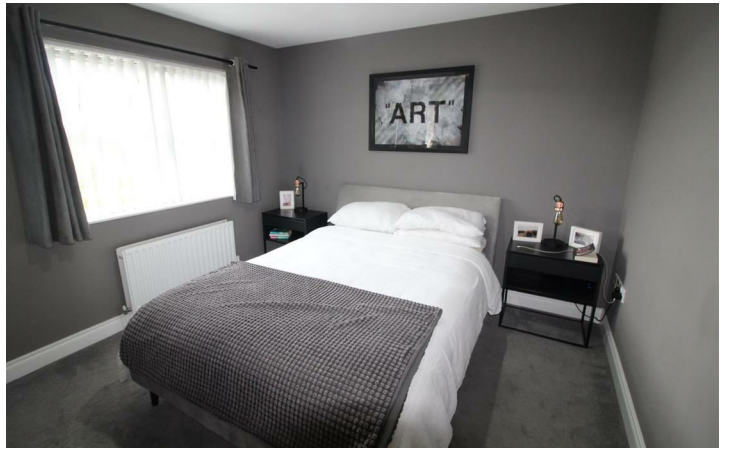








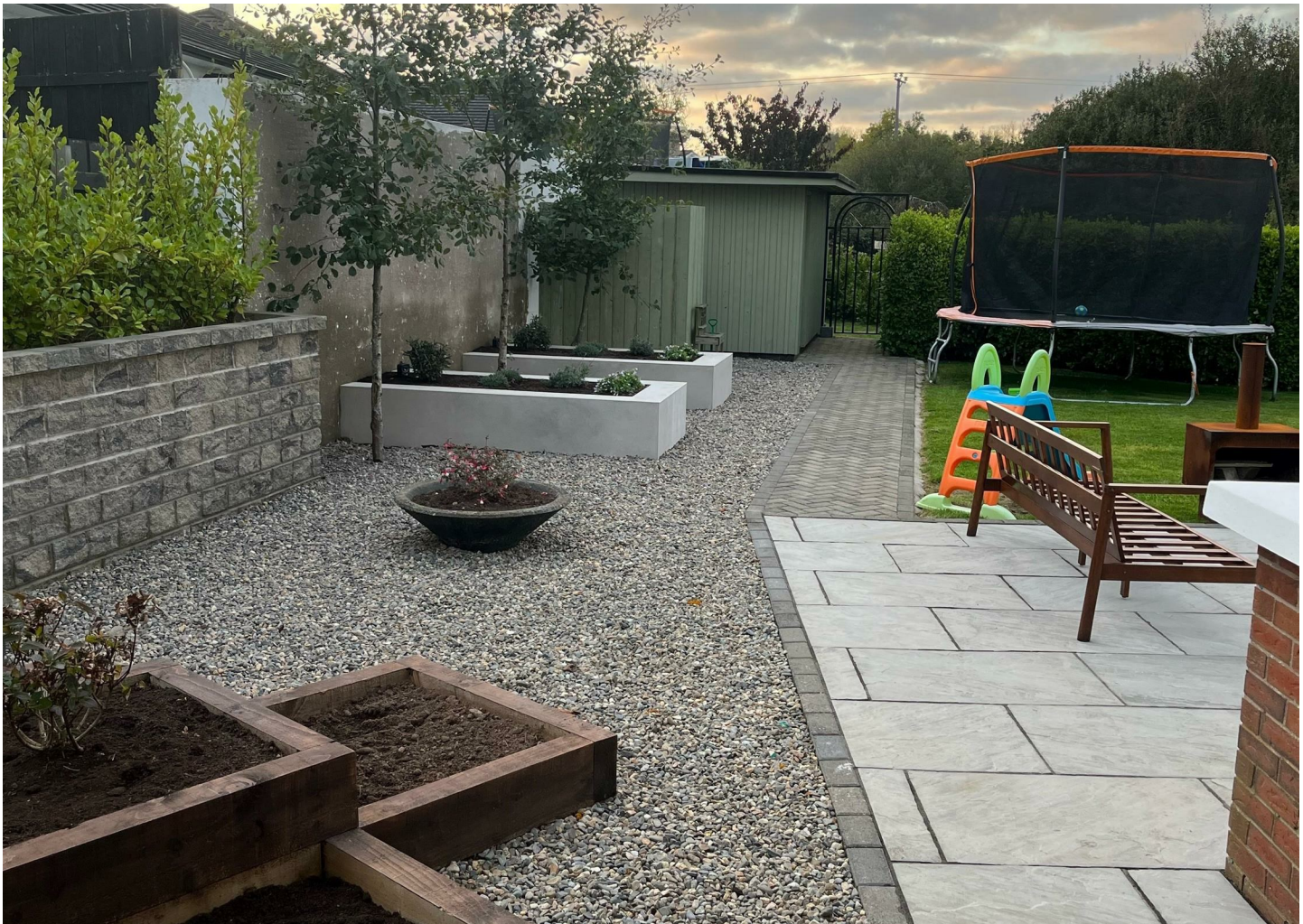






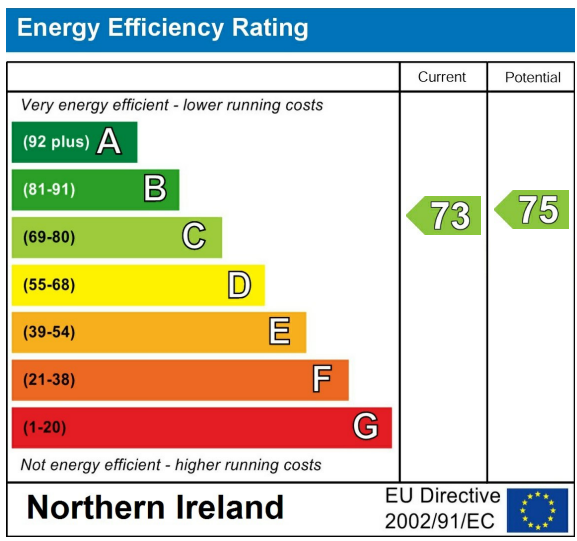
















Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 4461 4101.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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