



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating		Current	Future
Very Good (A)	81-92		
Good (B)	69-80		
Fair (C)	55-68	67	67
Below Average (D)	45-54		
Poor (E)	35-44		
Very Poor (F)	25-34		
Worst (G)	1-24		

Northern Ireland

226 Ardglass Road,

226 Ardglass Road, Downpatrick, BT30 7ED

There is a real flow to the accommodation in this well presented extended home which offers entrance hall leading to casual dining and sun room with patio doors to the front and rear gardens, utility room, shower room and more. The first floor has a lovely master bedroom with adjacent dressing room leading to bathroom. There is a high ceiling in the deluxe kitchen and benefitting from recently fitted windows and composite front door. The level site offers views over the enclosed rear gardens offers a rural outlook. Within close proximity to Ardglass and Downpatrick and short distance to schools and amenities.



Entrance Hall

Tiled flooring.

Lounge**14'08 x 13'08**

Wooden flooring. Multi fuel stove on slate hearth. Patio doors to the side. Feature panelling.

Kitchen/Dining area**17'08 x 10'02**

Recently fitted deluxe high and low level units with integrated dishwasher, fridge freezer and separate fridge. Island unit with breakfast bar and cupboards. Wooden flooring. Recess for Range. Integrated wine rack. Franke 1 1/2 stainless steel sink unit with hot water tap. Spotlights.

Sitting Room**12'11 x 11'01**

Feature panelling. Wooden flooring. Multi fuel stove on slate hearth.

Laundry Room**10'03 x 7'04**

High and low level units with recess for washing machine and tumble dryer. Tiled flooring. Back door.

Shower Room

White low flush w.c., pedestal wash hand basin. Walk in shower cubicle with wall shower and panelling. Tiled flooring. Towel radiator. Hotpress with water tank and shelving.

Bedroom One**11'08 x 10'04**

Front facing. Wooden flooring.

Bedroom Two**11'09 x 10'03**

Rear facing. Wooden flooring.

Bedroom Three**13'07 x 9'07**

Front facing. Wooden floor.

First Floor

Landing area with office area.

Master Bedroom**20'05 x 11'02**

Velux window. Side facing. Under eaves storage.

Dressing Area

Shelving and rails. Velux window. Through to

Bathroom

White panelled bath, pedestal wash hand basin, shower cubicle with electric shower, low flush w.c. Tiled flooring. Tiled at splashback.

Office area

Velux window.

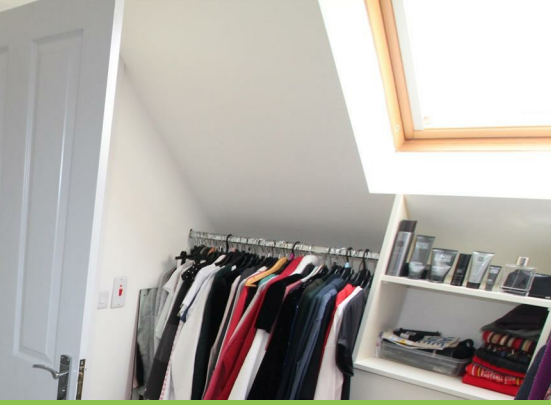
Outside

Driveway with ample parking to the front and side with gardens in lawn to the front with shrubs and hedging. Patio area with views towards the Mourne Mountains. Enclosed rear gardens laid in lawn with rural views. Wired for electric vehicle charging point.





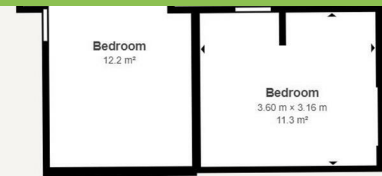






Matterport Property Report:
226 Ardglass Road
Indoor Scanned Area - Full Property 154.7 m² | Floor 2 38.7 m²

Visit 3D space on
Matterport



Matterport Property Report:
226 Ardglass Road
Indoor Scanned Area - Full Property 154.7 m² | Floor 1 116.0 m²

Please note we have not tested t
Purchasers should make/commi
inspections if they feel it is neces

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