



ULSTER PROPERTY SALES

# UPS

Energy Efficiency Rating	
Current	Potential
100-91 (A)	92-87 (B)
80-61 (B)	62-57 (C)
45-55 (D)	35-45 (E)
15-40 (E)	1-10 (F)
1-10 (F)	0 (G)

Northern Ireland

9 Oak Lands, Crossgar, BT30 9NT

Offers Around £225,000

# 9 Oak Lands, Crossgar, BT30 9NT

CHAIN FREE PROPERTY

This beautifully presented and extended Semi Detached Villa is situated in a quiet cul-de-sac at Darragh Cross and is conveniently located and within close proximity to the village amenities. Crossgar, Saintfield and Belfast are all within easy commuting distance.

In brief, the accommodation comprises : Entrance Hall with textured ceramic floor tiling, lounge with feature square bow window and Mahogany carved fireplace with open fire and back boiler. Office / Study, Fitted Kitchen open plan to bright Sun Room with picture windows overlooking a south facing private rear garden. On the first floor there are three Bedrooms ( all with built in furniture ) and a Family Bathroom with separate Shower Room, all benefitting from Oil fired Central Heating System and uPVC Double Glazing.

Outside, there is a driveway with ample car parking, ideal for a Motorhome, Caravan or Boat and a front garden in lawns. To the rear there is a private south facing garden laid in lawns, mature hedging, Sun patios, Garden shed and an attached Garage.



uPVC Front door and side panel to :

### Entrance Hall

Dado rail, under stair storage, Textured ceramic tiled floor.

### Lounge

**16'9" x 13'6"**

Into square bay window, Mahogany carved fireplace with tile and cast iron inset and slate hearth, open fire with back boiler, Laminate flooring.

### Kitchen

**11'0" x 10'9"**

1 1/2 bowl stainless steel sink unit, extensive range of high and low level units with wood trim, display units, laminate work surfaces, Breakfast bar, partially tiled walls, ceramic tiled floor.

Open plan to :

### Sun Room

**19'4" x 10'8"**

Picture windows to rear garden, ceramic tiled floor.

### Office / Study

**11'7" x 9'3"**

Laminate flooring, Double glazed sliding patio doors.

### First Floor

#### Bedroom 1

**12'0" x 11'2"**

To include excellent range of built in robes with mirrored doors, laminate flooring

#### Bedroom 2

**11'2" x 9'6"**

Double built in robe, Laminate flooring

#### Bedroom 3

**10'7" x 8'5" at widest point**

Built in robe, Laminate flooring.

#### Bathroom

White suite comprising : Panelled bath with mixer taps, fully tiled shower cubicle with electric shower, pedestal wash hand basin, wc, wall tiling, ceramic tiled floor.

#### Landing

Hot press with copper cylinder and immersion heater.

#### Outside

##### Detached Garage

Utility area, plumbed for washing machine, uPVC Front and side doors and window. Roof space storage.

##### Outside

Tarmac driveway with ample car parking ideal for a Motorhome, Caravan or Boat. Front garden laid in lawns with shrubs. South facing private rear garden laid in lawns, hedging, flower beds, sun patio / BBQ area, Garden shed, pvc oil tank, outside light, outside tap.











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