



ULSTER PROPERTY SALES

# UPS

Energy Efficiency Rating	
Current	Potential
A	B+
B	B
C	C
D	D
E	E
F	F
G	G

33 Sloanehill, Downpatrick, BT30 9UX

Offers Around £240,000

Northern Ireland

## 33 Sloanehill, Downpatrick, BT30 9UX

This excellent semi detached home constructed by O'Hagan Group Limited is located on a private site in this much admired development on the edge of Killyleagh Village. The high internal specification includes a number of individual extras which further enhance the presentation of this lovely home. The accommodation comprises entrance hall with cloakroom and storage cupboards, Lounge, Kitchen/dining/living area with patio doors to the lovely enclosed gardens and views towards Killyleagh Castle and utility room. On the first floor are three bedrooms with master bedroom ensuite and bathroom with views towards the water and Killyleagh Castle. Outside is a tarmac driveway and enclosed rear garden in lawn with flowerbeds and feature pergola. Within easy access to local shops and amenities and beautiful walks along the coast and only a short distance to Delamont Country Park and a short drive to Downpatrick, Newtownards and Belfast.



### Entrance Hall

Parquet style tiling. Two large storage cupboards with shelving.

### Cloakroom

White comfort height w.c., vanity unit. Parquet style tiled floor.

### Living Room

**14'4 x 12'3**

Henley multi fuel stove on tiled hearth. Double aspect windows and view towards Killyleagh Castle.

### Kitchen/dining/Living area

**19'11 x 11'11**

High and low level units with new eye level double combi ovens. 4 ring ceramic hob with extractor fan. New integrated dishwasher. Integrated fridge/freezer. 1 1/2 Blanco sink. Tiled at splashback. Tv point. Parquet style tiled floor. Double doors to rear garden.

### Utility Room

**9'4 x 5'5**

High and low level units with recess for washing machine. Stable style side door. Parquet style tiled floor. Stainless steel sink unit. Tiled at splashback.

### First Floor

Landing with hotpress and access to roofspace via slingsby ladder.

### Bathroom

White P shaped bath with wall shower over, low flush w.c, vanity unit. Illuminated mirror. Towel radiator. Part tiled walls. Tiled flooring.

### Master Bedroom

**12'2 x 10'10**

Rear facing with views towards Killyleagh Castle and Strangford Lough.

### Ensuite

**9'4 x 3'3**

Shower cubicle with wall shower, vanity unit, low flush w.c. Tiled floor. Illuminated mirror.

### Bedroom Two

**13'6 x 9'4**

Front facing.

### Bedroom Three

**10'3 x 9'5**

Front facing.

### Outside

Tarmac driveway to the side with gardens in lawn to the front and enclosed rear garden in lawn with flower beds with outside lighting. Feature pergola with views towards the Sea and Killyleagh Castle.











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

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

**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