



ULSTER PROPERTY SALES

UPS

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

65

Northern Ireland

EU Directive 2002/91/EC

44A Scaddy Road, Downpatrick, BT30 9BP

Offers Around £425,000

44A Scaddy Road, Downpatrick, BT30 9BP

This excellent detached bungalow is situated on a private mature site on a private lane of the very popular Scaddy Road.

The bright and spacious accommodation comprises four bedrooms(master with ensuite), family bathroom, magnificent spacious Lounge with feature wood burning stove , a well fitted deluxe kitchen with dining area and separate sitting room. There is a separate utility room and separate double garage. The extensive basement area provides scope for work from home and excellent storage facilities.

The spacious gardens surround the property afford both privacy and space for family activities with attractive hedges, lawns and flowerbeds.

Family homes in this picturesque part of Co.Down benefit from proximity to Delamont Country Park and many other sporting and sailing clubs. The high quality schools in the area provide excellent educational options.



Entrance Hall

Large entrance porch to entrance hall.
Laminated wooden flooring.

Lounge

22'04 x 15'03

Multi Fuel stove on tiled hearth. Laminated wooden flooring.

Kitchen/Dining area

19'06 x 14'06

High and low level units with 1 1/2 stainless steel sink unit. Integrated oven and hob with extractor fan. Recess for washing machine and tumble dryer. Laminated wooden floor. Double doors to:

Dining Room/Sitting Room

14'07 x 11'04

Currently used as sitting room. Double doors to raised patio area.

Utility Room

7'02 x 4'10

High level units. Recess for washing machine and tumble dryer. Low flush w.c and sink. Tiled floor.

Bathroom

White panelled bath, shower cubicle with wall shower, twin vanity unit, low flush w.c. Tiled floor.

Master Bedroom

15'11 x 12'0

Built in wardrobe. Laminated wooden floor.

Ensuite

White low flush w.c. and pedestal wash hand basin, shower cubicle with wall shower. Tiled floor.

Bedroom Two

16'02 x 13'01

Front facing. Laminated wooden flooring.

Bedroom Three

12'10 x 11'05

Rear facing. Laminated wooden floor.

Bedroom Four/Study

10'09 x 9'01

Side facing. Laminated wooden flooring.

Detached Double Garage

26'0 x 18'0

Electric roller doors. Power and light. Side door.

Basement area

17'10 x 15'01

Storage area. power and light. Oil fired boiler.

Outside

Electric gates leading to driveway with ample parking. Gardens laid out in lawn with mature shrubs and trees with raised balcony 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