



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating		Current	Potential
95-100	A		
81-94	B		71
69-80	C		
55-68	D	45	
39-54	E		
21-38	F		
1-20	G		

Northern Ireland

EU Directive 2002/91/EC

8 Chapel Street, Downpatrick, BT30 7QJ

Offers Around £145,000

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This beautifully presented detached home offers lounge, kitchen with dining area with two bedrooms and bathroom on the first floor. There is an enclosed private south facing rear yard area and gardens to the side in lawn. Located within walking distance of shops and amenities. Only a short drive to Ardglass Golf Club and surrounding beaches and walks, Downpatrick and Newcastle.



Entrance Porch

Feature tiled floor. Step to:

Entrance Hall

Solid wooden flooring.

Lounge

15'08 x 11'2

Double aspect windows. Solid wooden flooring. Multi fuel stove on tiled hearth.

Kitchen/Dining area

15'08 x 11'2

High and low level units with recess for cooker. 1 1/2 stainless steel sink unit. Storage cupboard. Chinese slate flooring. Stable dooring to the rear garden.

First Floor

Wooden floor. Storage cupboard.

Bedroom One

15'09 x 11'02

Front facing. Velux window. Solid wooden flooring. Built in robes.

Bathroom

White panelled bath with shower over, low flush w.c., wash hand basin,

Bedroom Two

15'07 x 11'01

Front facing. Velux window. Solid wooden floor. Built in robes.

Outside

Enclosed rear yard with outhouse for washing machine and tumble dryer. Side garden laid out in lawn with feature 18th century wall and patio area to the rear.









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