



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating	Current	Potential
Very energy efficient: near-zero energy code		
A		
B		
C		
D		
E		
F		
G		
Very energy inefficient: high energy code		
C+		

Northern Ireland EPC Director 2020/1/15

4 Rocksfield, Downpatrick, BT30 9GX

£299,950

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This detached family home, complete with detached garage is situated in a popular development on the edge of Crossgar. The property offers well appointed accommodation living areas with Lounge, Dining Room and spacious Kitchen with Breakfast area. On the first floor are : Master Bedroom with Ensuite Shower Room, three Bedrooms and Family Bathroom.

The property is approached via a brick paviour driveway with an enclosed garden to rear and lawns to the front. Within walking of the village, amenities such as schools, Churches, Shops and Public transport links are close by.



Mahogany Front door with Double Glazed side panels.

Entrance Hall

Oak flooring

Lounge

18'3" x 10'9"

Feature Natural Stone fireplace and hearth, Gas Point, Cornice ceiling

Family Room

13'0" x 10'9"

Oak Flooring

Kitchen / Dining

17'7" x 11'0"

Stainless steel sink unit with mixer taps, Extensive range of high and low level units, Granite worktops, space for Fridge/Freezer, Housing for Cooking Range, Wall tiling, Integrated dishwasher, Extractor Fan, Ceramic tiled Floor. Dining Area, upvc Double glazed patio doors to rear garden.

Utility Room

Range of High level units, Plumbed for washing machine, vented for tumble drier, Ceramic tiled floor.

First Floor

Master Bedroom

17'0" x 10'9"

Laminate Flooring

EnSuite Shower room

White suite comprising : Panelled Shower Cubicle. Pedestal wash hand basin, WC, Shaving light, Wall tiling, Ceramic tiled floor.

Bedroom 2

11'0" x 10'9"

Laminate Flooring

Bedroom 3

12'11" x 9'0"

Laminate Flooring

Bedroom 4

9'6" x 7'9" at widest

Bathroom

White Suite comprising : Free standing curved bath, mixer taps, telephone hand shower, Pedestal wash hand basin, WC, Wall tiling, Ceramic tiled floor.

Landing

Linen Cupboard

Outside

Detached Matching Garage

Tarmac Driveway.

Gardens to front in lawns







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