



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 2020/10/10

## 4 Rocksfield, Downpatrick, BT30 9GX

**£299,950**



## 4 Rocksfield, Downpatrick, BT30 9GX

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

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