



ULSTER PROPERTY SALES

# UPS

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

83 83

Northern Ireland

EU Directive 2002/91/EC

## 2 St Patricks Way, Downpatrick, BT30 7DJ

Offers Around £235,000



## 2 St Patricks Way, Downpatrick, BT30 7DJ

This lovely detached home is situated in the popular St Patricks Way in Ballyalton. The beautifully presented property offers four bedrooms(master with ensuite), Family bathroom, Lounge and Kitchen with dining area. Outside is a pergola ideal for entertaining and garden enclosed by gate with off street parking.

In close proximity to the Downe Hospital, Downshire Civic centre and only a short drive to shops, schools and restaurants.



### **Entrance Hall with Cloakroom**

High Gloss tiled floor. White low flush w.c and hand basin with splash back. Under stair storage.

### **Living Room**

**17'1" x 14'9"**

Multi fuel stove on tiled hearth with floating mantle. Feature brick. Laminated wooden flooring.

### **Kitchen/Dining**

**21'4" x 13'6"**

Fully fitted with a high spec contemporary kitchen and high gloss tiled floor. Integrated dishwasher, fridge/freezer, washing machine, double oven and ceramic hob. Sink unit with drainer. Media wall with recess for electric fire. Double patio doors lead to rear garden with pergola and driveway.

### **Master Bedroom with Ensuite**

**12'2" x 10'10"**

Rear Facing. Ensuite comprising of low flush w.c, wash hand basin, shower cubicle. Towel Radiator.

### **Bedroom Two**

**10'2" x 7'10"**

### **Bedroom Three**

**11'8" x 9'2"**

### **Bedroom Four**

**11'9" x 11'8"**

### **Bathroom**

White Low flush w.c; vanitory unit, bath with tiled splash back and matching tiled floor and wall shower over. Towel radiator.

### **Outside**

Front enclosed with iron gate. Rear garden with driveway and pergola. Enclosed by gates.

















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