



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 £230,000

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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

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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