



9 Saul Manor, Downpatrick, BT30 6FW

Asking price £199,950

SIMPLE ABODE is delighted to present this modern and stylish semi-detached home, perfectly situated in the sought-after Saul Manor development, just off the Saul Road in Downpatrick. This immaculate property boasts:

A bright and inviting lounge with a wood-burning stove.

A beautifully designed kitchen with dining space.

A convenient utility room and ground floor washroom.

Three generously sized bedrooms, including a master bedroom with an ensuite shower room.

Externally, the property features a spacious, west facing garden that enjoys sunlight throughout the day. A tarmac driveway offers ample parking space.

This home is presented in excellent condition and is perfect for families or first-time buyers seeking modern living.

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- Stylish semi-detached home in the sought-after Saul Manor development
- Convenient utility room and ground floor washroom
- West facing garden that enjoys afternoon sunshine
- Bright lounge featuring a cosy wood-burning stove
- Three spacious bedrooms, including a primary bedroom with ensuite shower room
- Tarmac driveway with extra parking space
- Modern kitchen with ample dining space
- Immaculate interiors, ready to move into
- Ideal for families or first-time buyers seeking modern comfort and convenience

DOWNSTAIRS

Living Room

12'05 x 11'07 (3.78m x 3.53m)

Wood burning stove

Kitchen

14'05 x 11'02 (4.39m x 3.40m)

Fully integrated with fridge/freezer, cooker/hob, extractor and dishwasher. Stainless steel sink.

Utility

Plumbed for hot/cold water

WC

Low flush WC & pedestal wash basin

UPSTAIRS

Master Bedroom (with Ensuite)

15'03 x 9'08 (4.65m x 2.95m)

Ensuite includes low flush WC, pedestal wash basin and shower.

Bedroom Two

11'02 x 6'08 (3.40m x 2.03m)

Bedroom Three

7'03 x 6'08 (2.21m x 2.03m)

Bathroom

Low flush WC, pedestal wash basin, bath with overhead shower

OUTSIDE

Spacious west facing garden with garden shed. Tarmac driveway. Front lawn.



Tel: 02844898048





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC	

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