



ULSTER PROPERTY SALES

# UPS

Energy Efficiency Rating		Current	Potential
This energy efficient meter rating code			
A	92-100		
B	81-91		
C	69-80	62	68
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Northern Ireland

EU Directive 2002/91/EC

19 The Arches, Crossgar, BT30 9HD

Offers Around £275,000

## 19 The Arches, Crossgar, BT30 9HD

This detached home offers good sized lounge, kitchen with dining and living area, Four bedrooms (master bedroom ensuite) and family bathroom and benefits from integral garage and enclosed rear gardens. Situated within walking distance to local primary school and shop and only a short distance to Crossgar and Saintfield making it an easy commute to Belfast.



### **Entrance Hall**

Laminated wooden flooring. Storage cupboard.

### **Lounge**

**21'06 x 13'09**

Laminated wooden flooring. Feature fireplace with open fire.

### **Kitchen/dining/Living area**

**23'02 x 15'10**

High and low level units with 1 1/2 stainless steel sink unit. Integrated cooker and gas hob. Tiled floor. Integrated dishwasher. Tiled flooring. Patio doors to rear garden. door to garage.

### **First floor**

Landing with hotpress.

### **Master Bedroom**

**12'10 x 11'0**

Built in robes. Ensuite with low flush w.c., vanity unit, shower cubicle with wall shower.

### **Bedroom Two**

**9'01 x 8'11**

Front facing. Laminated wooden floor.

### **Bedroom Three**

**11'09 x 9'11**

Rear facing.

### **Bedroom Four**

**13'08 x 12'11**

Front facing.

### **Family Bathroom**

White panelled bath with hand shower, Shower cubicle with wall shower, low flush

w.c, pedestal wash hand basin. Towel radiator. Tiled flooring.

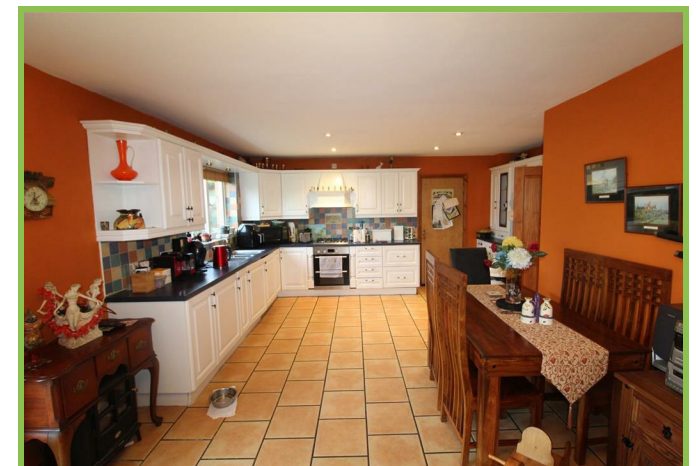
### **Garage**

**18'05 x 10'06**

Up and over door. Recess for washing machine, tumble dryer and fridge.

### **Outside**

Mature shrubs to the front with tarmac driveway. Enclosed rear garden with patio area and gardens in lawn.











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