



ULSTER PROPERTY SALES

# UPS

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

80 80

Northern Ireland

EU Directive 2002/91/EC

## 41 Turmennan Road, Crossgar, BT30 9ES

Offers Around £325,000

## 41 Turmennan Road, Crossgar, BT30 9ES

This detached bungalow is situated on an elevated site with rural views to the front and rear. The accommodation offers three bedrooms with master bedroom ensuite, lounge, living room, kitchen with dining area and utility room. Outside is a detached garage and summer house with mature gardens. Situated within easy access to the main Belfast Road makes it ideal for commuting to Downpatrick, Belfast and surrounding areas.



### Entrance Hall

Parquet flooring.

### Lounge

**16'10 x 11'05**

Parquet flooring. Wood burning stove with floating mantle.

### Living Room

**15'08 x 11'07**

Parquet flooring. Wood burning stove with feature beam over.

### Kitchen/Dining area

**15'07 x 15'01**

High and low level units with Aga cooker, Recess for gas cooker. Extractor fan. Belfast sink. Tiled floor.

### Utility Room

**7'06 x 6'04**

High and low level units with sink unit. Storage cupboard. Recess for washing machine and tumble dryer. Back door. Tiled floor.

### Bathroom

White panelled bath with hand shower. Shower cubicle with wall shower. low flush w.c. and vanity unit. Fully tiled.

### Master Bedroom

**12'0 x 12'01**

Rear facing. Solid wooden floor. Ensuite with shower cubicle with wall shower. Wash hand basin and low flush w..c, Fully tiled.

### Bedroom Two

**11'03 x 10'11**

Rear facing. Solid wooden flooring. Built in robes.

### Bedroom Three

**11'06 x 10'0**

Rear facing. Solid wooden flooring. Built in robes.

### Detached Garage

**16'08 x 13'03**

Roller door. Sink unit. Power and light.

### Summer House

**8'05 x 7'04**

Tiled floor. Wood burning stove.

### Outside

Situated on an elevated site with driveway to rear of property with ample parking. Gardens in lawn with mature shrubs and trees. Paved patio area to the side.











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