



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating		Current	Potential
95-100	A		
81-94	B		
69-80	C	64	68
55-68	D		
39-54	E		
22-38	F		
1-21	G		

Northern Ireland EPC Standard Scale

81 Seaview, Downpatrick, BT30 7PT

Offers Around £175,000

81 Seaview, Downpatrick, BT30 7PT

A beautifully presented semi detached home located in the picturesque seaside village of Killough offering lounge, kitchen with dining area, downstairs cloakroom and three bedrooms and family bathroom on the first floor. Situated with a peacefully rural aspect to the rear and a five minute stroll to the beachfront, the private garden is ideal for entertaining with raised and covered pergola seating area and custom bar. Situated within easy reach of schools, shops and amenities and a short walk or drive to local beaches and countryside walks.



Entrance Hall

Solid Oak wooden flooring.

Living Room

14'05 x 13'09

Wooden Oak floor. Marble fireplace with feature inset and granite hearth.

Cloakroom

White low flush w.c, vanity wash hand basin, tiled floor.

Kitchen/Dining area

20'08 x 11'01

High and low level units with granite worktops. Integrated oven and hob with extractor fan. Granite half bullnose counters. Recess for washing machine, dishwasher and American style fridge freezer. Patio doors to rear garden. Tiled flooring.

First Floor

Landing with side window, hotpress and access from pull down stairs to attic with electricity and flooring for storage.

Bathroom

White panelled bath with hand shower. Shower cubicle with Mira electric shower.

Bedroom One

10'09 x 7'08 at widest

Front facing. Built in robe. Laminated wooden flooring. Currently used with a double bed.

Bedroom Two

14'0 x 10'01

Front facing. Laminated wooden flooring. Built in robe.

Bedroom Three

12'04 x 11'07

Rear facing with a stunning view of the countryside and Mourne Mountains. Laminated wooden flooring.

Outside

Enclosed garden in lawn to the front with mature shrubs. The fully enclosed child and pet friendly rear garden is south facing with full day sunshine access. The sizeable paved patio area and artificial grass providing minimal maintenance. A large raised solid wood decked area with covered pergola offering comfortable all year round dining and entertainment for 8+ people. Outside power sockets located in main shed and entertainment area. 10 x 8 Garden shed with storage and separate 6x8 custom made bar. Tarmac driveway to the side with ample parking.











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