

## 30 BALLYGILBERT ROAD

Downpatrick BT30 8LY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	69
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Around £360,000**

# 30 Ballygilbert Road

, Downpatrick, BT30 8LY



## Entrance Porch

Tiled flooring. Cast iron radiator. Feature glass cubes.

## Entrance Hall

Laminated wooden flooring. Feature cast iron radiators. Storage cupboard.

## Living Room

17'01 x 11'09 (5.21m x 3.58m)  
Feature corning. Feature fireplace with decorate mantle and tiled hearth.

## Bedroom Two

14'0 x 12'04 (4.27m x 3.76m)  
Rear facing.

## Sitting Room

16'07 x 9'10 (5.05m x 3.00m)  
Laminated wooden flooring. Cast iron radiators. Patio doors to rear paved area. Feature glass cubes. Feature corning.

## Kitchen/Dining area

22'02 x 10'05 (6.76m x 3.18m)  
High and low level units with recess for Rangemaster. Island unit with 1 1/2 sink unit with mixer tap. Recess for American style

fridge freezer. Integrated dishwasher. Built in seating at dining area. Door to garage. Feature corning.

## Bathroom

9'09 x 7'07 (2.97m x 2.31m)  
Feature free standing claw and foot bath with middle mixer hand shower taps. low flush w.c., pedestal wash hand basin, shower cubicle with wall shower. Heated towel radiator. Part tiled walls. Tiled floor.

## Bedroom Two

15'02 x 12'02 (4.62m x 3.71m)  
Rear facing.

## First Floor

### Master Bedroom

15'07 x 15'04 into eaves (4.75m x 4.67m into eaves)  
Velux windows. Views to the front and rear. Extensive range of built in robes with concealed access to ensuite shower room. Cast iron radiator. Ensuite shower room comprising with low flush w.c. sink unit with shelving. Walk in fully tiled shower cubicle. Heated towel rail. Velux window. Tiled flooring.

## Bedroom Four

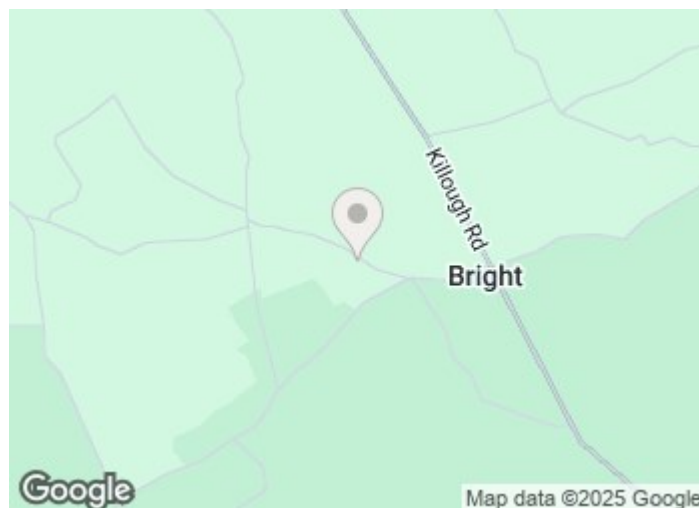
15'06 x 13'0 (4.72m x 3.96m)  
Extensive range of built in robes with concealed access to ensuite shower room. low flush w.c. wall hung sink unit with storage. shower cubicle with wall shower. Tiled at splashback. Velux window.

## Integral Garage

Roller door.

## Outside

Tarmac driveway and parking to the side with gardens laid out in lawn with mature shrubs and trees with paved pathways and steps to elevated sitting area with feature fencing to the front and rear, side garden laid out in lawn.



## Directions



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

