



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating		Current	Potential
95-100	A		
81-94	B		
69-80	C	72	
55-68	D	63	
49-54	E		
35-48	F		
2-34	G		

Northern Ireland

EU Directive 2002/91/EC

3 Laurelvale, Downpatrick, BT30 9JT

Offers Around £365,000

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A delightful family home in a quiet cul de sac which works beautifully both inside and out. Inside there are four bedrooms (master with ensuite), family bathroom and four reception rooms with Lounge with feature fireplace, superbly fitted kitchen/dining/family which flow into a sun room. There is also a playroom/games room currently offering a range of family activities but could provide 'work from home' space. The accommodation is complemented by a separate utility room and cloakroom.

Outside the superb private rear garden with southernly aspect can be enjoyed on the spacious decking area with lawns, mature shrubs and trees providing a delightful setting. All the amenities of Crossgar are with easy walking distance as well as excellent public transport options. Leading schools for all ages and the range of sporting and recreational opportunities are within easy commuting distance.



Entrance Hall

Reception porch to reception hall with tiled flooring.

Lounge

19 x 12

Fireplace with tiled inset and hearth with wooden mantle and open fire. Laminated wooden flooring.

Kitchen/dining/living area

30 x 14'9

High and low level units with recess for gas cooker and American style fridge freezer. Integrated dishwasher. Two ceramic sink unit. Breakfast bar. Tiled flooring

Sun Room

12'6 x 12

Tiled flooring. Double doors to garden.

Bedroom Four

10'6 x 10

Front facing.

Utility Room

9'4 x 8'3

Units with housing and recess for washing machine and tumble dryer. Stainless steel sink unit. Towel radiator. Tiled flooring. Back door.

Cloakroom

White low flush w.c and pedestal wash hand basin. Tiled floor.

Playroom/Games Room/Gym

20 x 13

A large, flexible space currently used as a

playroom but ideal as a home office, gym, or additional living area with spotlights and double doors to the front.

Bedroom Two

11 x 10'10

Rear facing.

Bedroom Three

11'3 x 11

Front facing.

Bathroom

Freestanding bath with mixer taps, low flush w.c., pedestal wash hand basin, separate shower cubicle with wall shower. Tiled floor. Fully tiled walls.

First floor

Landing area currently used for work from home. Access to storage area.

Master Bedroom

14'6 x 12'6

Velux window. Built in robes. Ensuite with fully panelled shower cubicle, low flush w.c., pedestal wash hand basin. Tiled floor.

Outside

Landscaped, private south-facing rear garden with a spacious decking area—perfect for relaxing, entertaining, and enjoying long summer evenings. Mature trees and shrubs create a peaceful, secluded setting, while the generous lawn provides ample space for family activities. Benefits from 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