



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating		Current	Potential
95-100	A		
81-94	B		
69-80	C		
55-68	D	59	61
49-54	E		
35-48	F		
2-34	G		

Northern Ireland EPC Standard Scale

44 Derryboy Road, Downpatrick, BT30 9LH

Offers Around £349,500

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This excellent detached bungalow offers spacious 4 bedroom accommodation on a private mature site in this desirable residential area. The accommodation comprises Entrance hall, Lounge with patio doors to paved area, Kitchen/dining/living area with patio doors to the rear, Master bedroom with ensuite shower room and a further three bedrooms and family bathroom. There is an attached double garage and mature gardens with tarmac driveway. Situated approx 3 miles from Killinchy with local schools and easy access to transport for secondary schools. Popular restaurants are within easy access to Belfast, Newtownards and Crossgar.



Entrance Hall

Laminated wooden flooring. Hotpress with Warmflow boiler. Two storage cupboards.

Lounge

16'05 x 14'10

Open fireplace. Cornicing and ceiling rose. Side patio doors. Spotlights.

Kitchen/Dining/Living Room

24'06 x 12'10

High and low level units with 4 ring hob, two eye level Smeg ovens, 1 1/2 stainless steel sink unit. Recess for fridge/freezer. Breakfast bar. Sitting area with multi fuel stove with wooden beam over and slate hearth. Patio doors to rear garden.

Utility Room

9'06 x 6'07

Low level units with stainless steel sink unit. Back door.

Master Bedroom

18'10 x 11'07

Laminated wooden floor. Double aspect. Built in robes.

Ensuite

White low flush w.c., and vanity unit. Walk in shower cubicle with wall shower. Tiled floor. Tiled at splashback. Towel radiator.

Family Bathroom

White low flush w.c., and wash hand basin, Panelled bath. Tiled floor.

Bedroom Two

8'08 x 6'02

Front facing.

Bedroom Three

11'06 x 10'08

Rear facing. Built in robes. Laminated wooden flooring.

Bedroom Four

10'0 x 7'11

Laminated wooden flooring. Front facing.

Double Garage

19'0 x 17'08

Two roller doors front and rear. Power and light. The current owners have drawings to potentially convert to a further two bedrooms and shower room (subject to the appropriate planning approvals).

Outside

Tarmac driveway with ample parking. Mature gardens in lawns with shrubs and trees. Patio area leading to Lounge. Rear stoned garden area.









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