



ULSTER PROPERTY SALES

UPS

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

69

62

Northern Ireland

EU Directive 2002/91/EC

30 Ballygilbert Road, Downpatrick, BT30 8LY

Offers Around **£375,000**

30 Ballygilbert Road, Downpatrick, BT30 8LY

An immaculate detached home situated in a rural location yet close by to Killough, Downpatrick, Tyrella and Ardglass. It is conveniently located to Bright Golf Club and access to beaches is only a short drive. The property offers two bedrooms on the ground floor with lounge, kitchen with dining area, sitting room with access to the rear gardens and bathroom. On the first floor are two bedrooms with built in robes and concealed ensuites with landing area idea for work from home. This property is just ready to move into!!



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

Feature cornicing. Feature fireplace with decorate mantle and tiled hearth.

Bedroom Two

14'0 x 12'04

Rear facing.

Sitting Room

16'07 x 9'10

Laminated wooden flooring. Cast iron radiators. Patio doors to rear paved area. Feature glass cubes. Feature cornicing.

Kitchen/Dining area

22'02 x 10'05

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 cornicing.

Bathroom

9'09 x 7'07

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

Rear facing.

First Floor

Master Bedroom

15'07 x 15'04 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

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.













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.