



ULSTER PROPERTY SALES

# UPS

Energy Efficiency Rating	
Current	Potential
A	B
85	85

Northern Ireland

48 Forde Gardens, Seaforde, BT30 8FD

Offers Around £199,950

## 48 Forde Gardens, Seaforde, BT30 8FD

This beautiful semi detached home is situated in the popular Forde Gardens development in Seaforde. A much admired development yet convenient to local shops, schools and restaurants yet only a short distance to Newcastle, Ballynahinch, Downpatrick, Lisburn and Belfast.

Situated at the end of the cul de sac this fine home offers lounge, kitchen with dining area, three bedrooms on the first floor with master bedroom ensuite and family bathroom. Tarmac driveway to the side and enclosed rear gardens make this an ideal family home.



### **Entrance Hall**

Ceramic tiled flooring. Cloakroom with wash hand basin and low flush w.c., Tiled flooring. Tiled at splashback.

### **Lounge**

**16'04 x 11'0**

Parquet wooden flooring.

### **Kitchen/Dining area**

**18'05 x 13'01**

High and low level units with integrated washing machine, dishwasher, fridge/freezer and eye level Beko oven. 1 1/2 Rangemaster sink. Integrated electric hob with extractor fan. Ceramic tiled floor. Patio doors to the rear.

### **First Floor**

#### **Master Bedroom**

**13'04 x 11'02**

Rear facing. Ensuite with shower cubicle with wall shower and rain shower, wash hand basin, low flush w.c. Tiled flooring. Tiled at splashback.

#### **Bedroom Two**

**11'09 x 9'01**

Front facing.

#### **Bedroom Three**

**9'0 x 7'09**

Front facing.

### **Outside**

Tarmac driveway to the side with gardens in lawn to the front and enclosed rear garden with paved area and gardens 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.

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