



ULSTER PROPERTY SALES

# UPS

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

84 84

Northern Ireland

EU Directive 2002/91/EC

## 7 St Patricks Close, Downpatrick, BT30 7FA

£249,950



## 7 St Patricks Close, Downpatrick, BT30 7FA

Set in a popular and convenient development, this Detached Villa is beautifully presented throughout. The property offers bright and spacious accommodation that will suit a variety of purchasers looking for an home in which they can move in and set their furniture down

The accommodation comprises : Lounge with feature cast iron stove, beautifully finished kitchen with range of integrated appliances and Dining / Living area. On the first floor there are Four Bedrooms ( Master to include Ensuite Shower Room ) and a Family bathroom.

Outside there is an enclosed garden to the side and rear laid in lawns, Gated tarmac driveway, fencing, patios and BBQ area.



### **Entrance Hall**

Ceramic tiled flooring. Cloakroom with low flush w.c. and pedestal wash hand basin. Ceramic tiled floor.

### **Lounge**

**15'08 x 14'08**

Parquet flooring. Multi fuel stove with feature freestanding beam over and slate hearth.

### **Kitchen/Dining Area**

**22'09 x 18'11 I shaped**

High and low level units with recess for range cooker. Integrated dishwasher, fridge/freezer. 1 1/2 stainless steel sink unit, stainless steel extractor fan. Ceramic tiled floor. Back door. Patio doors to garden at dining area.

### **First Floor**

#### **Master Bedroom**

**13'06 x 12'07**

Front facing. Ensuite comprising low flush w.c., wash hand basin, walk in shower cubicle with wall shower. Tiled flooring.

#### **Bedroom Two**

**11'03 x 8'11**

Rear facing. Laminated wooden flooring.

#### **Bedroom Three**

**11'01 x 9'0**

Rear facing. Laminated wooden flooring.

#### **Bedroom Four**

**10'04 x 5'01**

Currently used as a dressing room. Range of built in robes.

### **Bathroom**

**7'06 x 6'10**

White panelled bath with shower attachment, low flush w.c., pedestal wash hand basin, Ceramic tiled floor.

### **Outside**

Enclosed rear garden laid out in lawn with tarmac driveway. Gardens in lawn to the front.















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

ULSTER PROPERTY SALES

**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