



ULSTER PROPERTY SALES

# UPS

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

63 68

Northern Ireland

EU Directive 2002/91/EC

10 Demesne Way, Downpatrick, BT30 6WJ

Offers Around £139,950

## 10 Demesne Way, Downpatrick, BT30 6WJ

This mid terrace house is situated in the popular Demesne development off the Ardglass road within easy access to the Downe Hospital and Downshire Civic Centre. The property offers four bedrooms, master with ensuite, lounge, kitchen/dining area and first floor bathroom. There is a rear enclosed garden with paved area and lawn. All in all this property would make an ideal first time buy or family home.



## Entrance Hall

Cloakroom with low flush w.c., and toilet.

## Living Room

**16'0 x 12'04**

Feature fireplace. Solid wooden flooring.  
Double doors to:

## Kitchen/Dining area

**19'02 x 11'04**

High and low level units with 1 1/2 stainless steel sink unit, stainless steel extractor fan. cooker. Back door to garden. Tiled floor. Tiled at splashback.

## First floor

### Master Bedroom

**15'04 x 12'02**

Front facing. Laminated wooden floor. ensuite with shower cubicle, pedestal wash hand basin and low flush w.c.,

### Bedroom Two

**11'11 x 9'03**

Rear facing.

### Bedroom Three

**8'06 x 7'05**

Rear facing. Laminated wooden flooring.

### Bedroom Four

**8'03 x 7'00**

Front facing. Laminated wooden floor.

## Bathroom

White panelled bath, shower cubicle with wall shower, pedestal wash hand basin. Part tiled walls.

## Outside

Tarmac driveway to the front with parking for 2 cars, enclosed rear garden with paved area leading down to gardens in lawn with oil fired boiler and pvc oil tank.











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