



## 5 ACTONS CRESCENT

Downpatrick BT30 7BY

- Detached Home
- Spacious reception room
- Kitchen/Dining area
- Downstairs WC
- 4 Bedrooms
- Master ensuite
- Contemporary Family Bathroom
- Enclosed Rear Area
- Gardens laid in lawn
- Detached Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		71	77
		EU Directive 2002/91/EC	

**Offers Around £255,000**

# 5 Actons Crescent

, Downpatrick, BT30 7BY



## Entrance Hall

16'1" x 7'4" (4.90m x 2.24m)

Tiled floor. Window to front, window to side, stairs, door to:

## WC

5'3" x 3'11" (1.60m x 1.20m)

White low flush w.c and pedestal wash hand basin. Window to side.

## Living Room

15'8" x 14'6" (4.78m x 4.42m)

Two windows to front, Feature fireplace with wood burning stove and tiled hearth. Parquet tiled flooring. , door to:

## Kitchen/ Living/ Dining area

18'1" x 22'2" (5.51m x 6.76m)

High and low level units with stainless steel sink unit. Integrated oven and hob. Recess for dishwasher. Tiled floor. Tiled at splashback. Window to rear, double door, door to:

## Landing

5'4" x 11'0" (1.63m x 3.35m)

Door to:

## Bedroom 1

13'8" x 11'2" (4.17m x 3.40m)

Window to front, Storage cupboard, sliding door, door to:

## En-suite

3'9" x 8'2" (1.14m x 2.49m)

Shower cubicle with wall shower, low flush w.c and wash hand basin. Tiled at splashback. Tiled floor. Window to side.

## Hotpress

3'9" x 2'3" (1.14m x 0.69m)

## Bedroom 2

8'11" x 10'9" (2.72m x 3.28m)

Window to rear, door to:

## Bathroom

Freestanding bath, corner shower cubicle with electric shower, vanity unit and low flush w.c. Fully tiled. Towel radiator. Window to side, door.

## Bedroom 3

8'9" x 11'1" (2.67m x 3.38m)

Window to rear, door to:

## Bedroom 4

10'0" x 11'0" (3.05m x 3.35m)

Window to front, door to:

## Garage

Up and over door, door.

## Outside

Gardens in lawn to the front and side with enclosed tarmac driveway and paved area to the rear.



## Directions

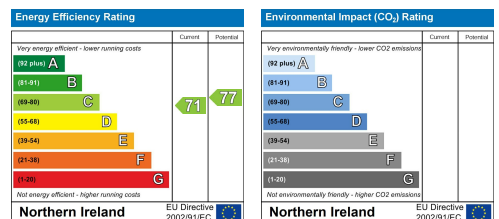


# Floor Plan

## Ground Floor



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