ULSTER PROPERTY SALES
UPS

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Downpatrick, County Down, BT30 6LR
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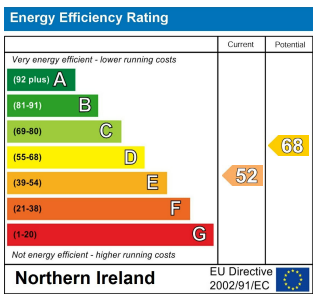
NETWORK STRENGTH – LOCAL KNOWLEDGE

2 CROOB CLOSE

Downpatrick BT30 6BQ

- Four Bedrooms
- One Reception
- Kitchen/dining Area
- Oil Fired Central Heating
- Pvc Double Glazing
- Detached Garage



Offers Around £265,000

2 Croob Close

, Downpatrick, BT30 6BQ

4 2 1 E

Entrance Hall
14'11" x 6'7" (4.55m x 2.01m)
Open tread staircase. Wooden flooring.

Living Room
14'11" x 11'7" (4.55m x 3.53m)
Wooden flooring. Double doors to dining area. Cornicing and ceiling rose.

Kitchen/Dining room
10'6" x 21'8" (3.19m x 6.61m)
High and low level units with integrated eye level oven and microwave above. electric hob and extractor fan. 1 1/2 stainless steel sink unit. Tiled flooring. Part tiled walls. Door to rear garden.

Utility Room
6'9" x 6'8" (2.06m x 2.03m)
Recess for washing machine, tumble dryer and fridge. Tiled walls. Back door.

Shower Room
6'8" x 6'8" (2.03m x 2.03m)
Fully tiled. White low flush w.c, wall mounted vanity unit. enclosed shower cubicle with electric shower.

Bedroom 1
11'8" x 9'11" (3.55m x 3.01m)
Window to front, door to:

Store
1'11" x 2'11" (0.59m x 0.88m)

Landing
3'5" x 2'8" (1.04m x 0.81m)

Bedroom 2
12'9" x 13'4" (3.89m x 4.06m)
Window to side.

Walk-in Wardrobe

Bathroom
7'6" x 9'10" (2.29m x 3.00m)
Panelled bath with shower over, pedestal wash hand basin, vanity unit, heated towel rail. Fully tiled.

Bedroom 3
9'1" x 11'1" (2.77m x 3.38m)
Window to rear.

Bedroom 4
11'2" x 11'4" (3.40m x 3.45m)
Skylight.

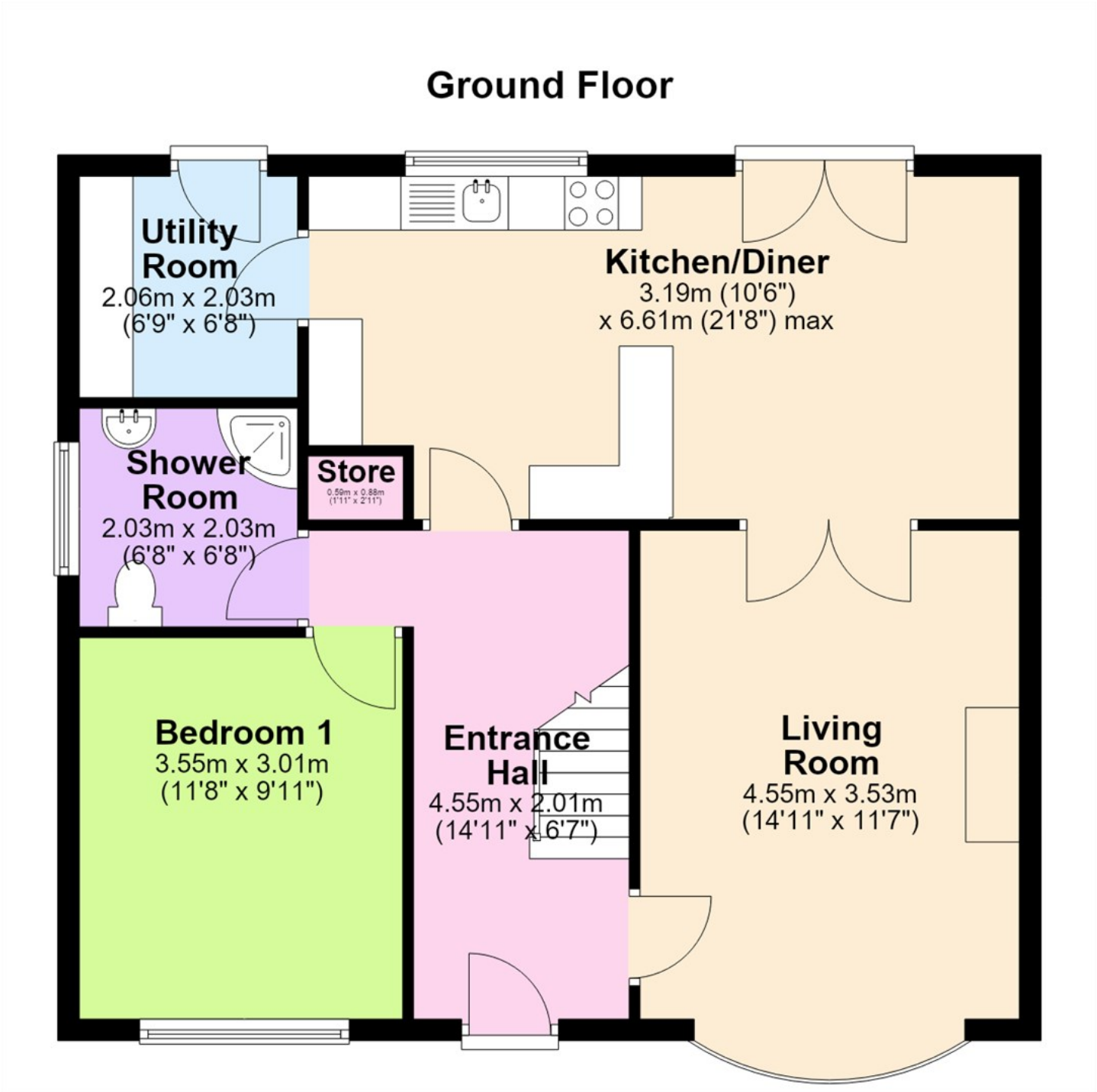
Outside
Tarmac driveway to the front and side with gardens in lawn with enclosed rear gardens with paved area and raised stoned area.

Storage area
7'8" x 11'6" (2.34m x 3.51m)
Up and over door, door to:

Bar area
Window to side, door.

Directions

Floor Plan



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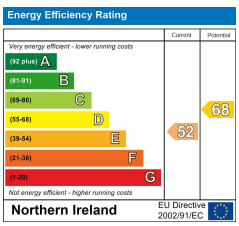

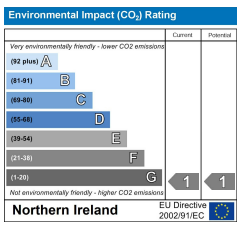

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