

**Tim Martin**  
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19 Annadorn Road  
Downpatrick  
BT30 8JU

Offers Around  
£435,000

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## SUMMARY

Set in a secluded position enjoying pleasing views over the surrounding countryside. This spacious family home offers spacious well appointed and versatile accommodation on two floors.

The property built about 22 years to exacting standards is set in gardens extending to circa 1.5 acres, which has been landscaped and planted with a fine selection of ornamental and flowering shrubs and trees. A delightful slate and gravelled patio with feature Rill, is situated to the side and rear of the residence providing a most pleasing entertainment area.

The property includes a large reception hall with galleried landing, open plan lounge and dining room, farm house sized integral light oak kitchen, laundry room, study, three bedrooms, including master en suite and dressing room and principle bathroom at ground floor level. Two bedrooms with Jack and Jill shower room and play room at first floor level. A large garage and generous loft over completes the picture.

Set in a rural location and under 10 minutes drive to Loughinisland, Annacloy, Seaforde and Downpatrick. Downpatrick's bustling centre hosts a wide selection of independent shops, supermarkets, boutiques and eateries. For those with sporting interests there are a number of golf, football, GAA and cricket clubs in the surrounding areas.

## FEATURES

- Spacious Family Home Set in a Secluded Position Enjoying Pleasing Views Over the Countryside
- Spacious Living / Dining Room and Kitchen
- Three Spacious Ground Floor Bedrooms and Two Spacious First Floor Bedrooms with Jack and Jill Shower Room
- Principal Bedroom with Dressing Room and Shower Room
- Oil Fired Central Heating and PVC Double Glazing
- Spacious Driveway Providing Excellent Parking Spaces
- Extensive Gardens Extending to Circa 1.5 Acres
- A Delightful Slate and Gravelled Patio to the Side and Rear of the Residence
- Close Proximity to Local Shops, Butchers, Pharmacy, Primary Schools, and Public Transport

**Entrance Porch 7'5 x 6'1 (2.26m x 1.85m)**

Approached through double doors; maple tongue and groove floor; vaulted ceiling; two up lighters; double doors to:-

**Reception Hall 14'10 x 12'4 (4.52m x 3.76m)**

Maple tongue and groove floor; cloak cupboard; galleried landing; pine stairs.

**Living Room 19'7 x 13'0 (5.97m x 3.96m )**

Hole in the wall fireplace with enclosed cast iron stove on raised tiled hearth; maple tongue and groove floor; vaulted ceiling; wired for wall lights; TV jack points; double doors to patio; open plan to dining room:-

**Dining Room 13'4 x 9'0 (4.06m x 2.74m )**

Maple tongue and groove floor; vaulted ceiling; TV aerial jack points; double doors to terrace.

**Kitchen 20'9 x 14'4 (6.32m x 4.37m )**

Maximum Measurements

1½ tub single drainer stainless steel sink unit with mixer taps; full range of light oak eye and floor level cupboards and drawers; matching glazed display cupboards; twin wine racks; open display shelves; formica worktops; integrated Bosch dishwasher; Hotpoint 5 ring gas hob; stainless steel canopy over; Hotpoint double electric ovens; space for American fridge; ceramic tiled floor; part tiled walls; high level TV jack point; LED spotlights.

**Laundry Room 10'8 x 5'0 (3.25m x 1.52m )**

Single drainer stainless steel sink unit with mixer taps; range of laminate eye and floor level cupboards; formica worktops; plumbed / space for washing machine and tumble dryer; extractor fan; ceramic tiled floor.

**WC 5'0 x 3'4 (1.52m x 1.02m )**

White suite comprising close coupled WC; corner wash hand basin; ceramic tiled floor.

**Side Hallway**

Hotpress with OZO pressurised hot water cylinder; leading to:-

**Study 11'8 x 9'5 (3.56m x 2.87m )**

Maple tongue and groove floor.

**Principal Bathroom 10'9 x 9'4 (3.28m x 2.84m )**

White suite comprising Jacuzzi bath with centrally located chrome mixer taps; telephone shower attachment; tiled shower cubicle with thermostatically controlled shower unit; glass sliding door and side panels; close coupled WC; wash hand basin with chrome mono mixer taps; illuminated mirror over; chrome vertical wall mounted towel radiator; half tiled walls to matching dado rail; tiled floor; extractor fan.

**Principal Bedroom 12'11 x 11'8 (3.94m x 3.56m )**

Maple tongue and groove floor; high level TV aerial jack point and power points.

**Dressing Room 9'4 x 5'10 (2.84m x 1.78m )**

Built in wardrobe with mirrored doors concealing clothes rails; storage shelves and nest of drawers; maple tongue and groove floor; ceiling spotlights.

**Shower Room 9'5 x 5'10 (2.87m x 1.78m )**

Quadrant tiled shower with thermostatically controlled shower unit; glass sliding shower doors and side panels; closed couple WC; pedestal wash hand basin; illuminated mirror over; ceramic tiled floor; extractor fan; ceiling spotlights.

**Bedroom 2 10'10 x 10'8 (3.30m x 3.25m )**

Maple tongue and groove floor; TV aerial and jack points.

**Bedroom 3 14'0 x 12'1 (4.27m x 3.68m )**

Maple floor; TV aerial and jack points.

**First Floor / Galleried Landing**

Telephone TV aerial jack points; two Velux ceiling windows.

**Side Hallway**

Access to eaved storage; sitting area.

**Bedroom 4 16'2 x 10'3 (4.93m x 3.12m )**

Telephone TV aerial jack points; semi vaulted ceiling; built in slide robes with sliding doors and one with mirrored door concealing clothes rails and storage shelves; door to:-

**Jack and Jill Shower Room 9'4 x 4'5 (2.84m x 1.35m )**

White suite comprising quadrant tiled shower cubicle with thermostatically controlled shower unit sliding doors and side panels; pedestal wash hand basin with chrome mixer taps; close coupled WC; tiled floor; extractor fan; Velux ceiling window.

**Bedroom 5 17'10 x 10'9 (5.44m x 3.28m)**

Maximum Measurements

Built in wardrobe with sliding doors; access to eaves storage; semi vaulted ceiling.

**Play Room 22'4 x 14'8 (6.81m x 4.47m )**

Gable fire escape window.

**Outside**

Decorative gravelled drive leading to:-

**Integral Garage 21'0 x 13'8 (6.40m x 4.17m )**

Fluorescent light and power points; roller door; Firebird Popular 150 oil fired boiler; roller door; TV aerial jack point.

**Loft 17'4 x 13'7 (5.28m x 4.14m)**

Maximum Measurements

Approached by concrete steps; fire escape window; light and power points.

**Bunded PVC oil tank****Gardens**

The gardens are laid out in lawns to front, enclosed with granite curb stones; slate flagged patio to rear with slate features; approached through rustic pergola; Rill water feature with light and water fountain; spacious gardens to rear leading from the patio to a high point at the top of the gardens and planted with a fine selection of ornamental shrubs, native trees, intersected with grass paths and natural vegetation.

**Tenure**

Freehold

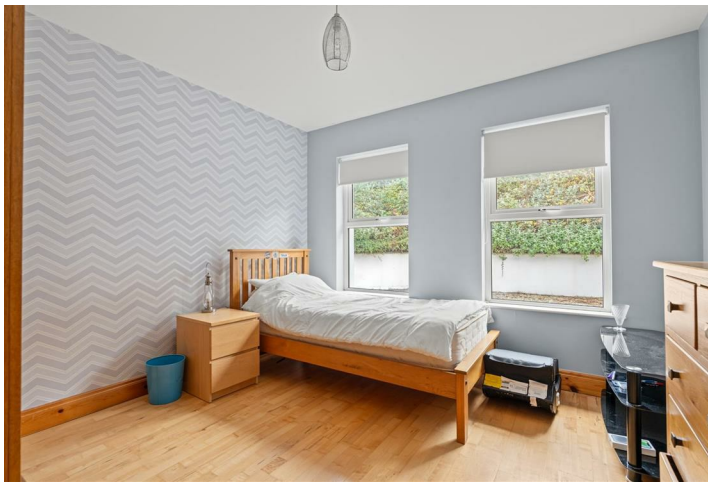
**Capital / Rateable Value**

£300,000. Rates Payable = £3,046.80 Per Annum (Approx)









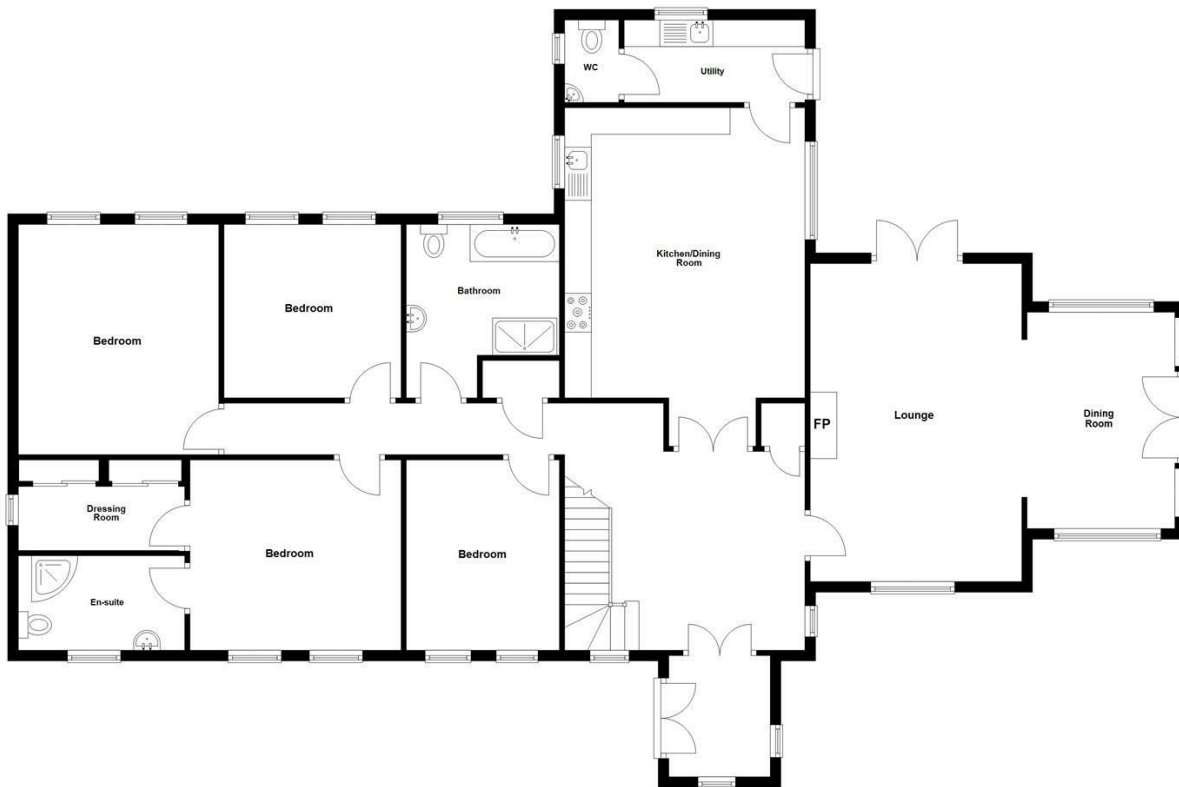






## Ground Floor

Approx. 146.7 sq. metres (1579.4 sq. feet)



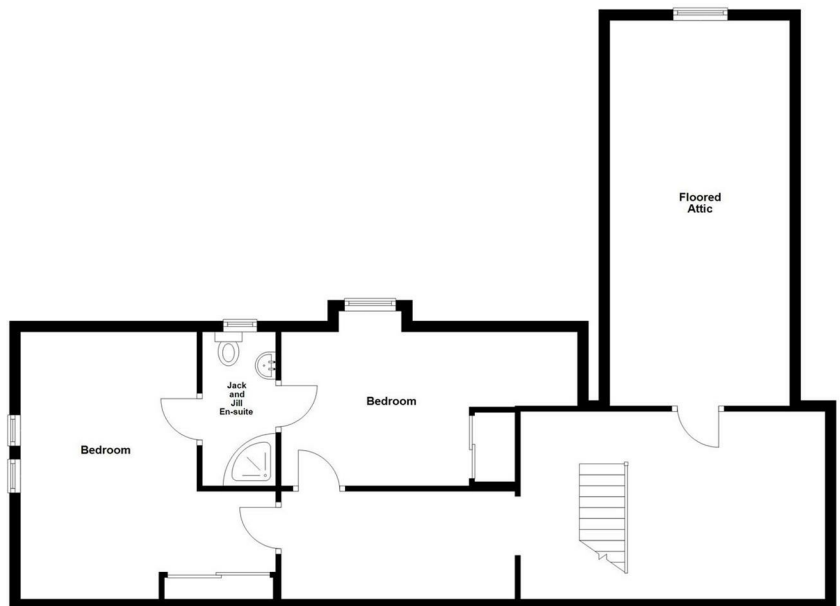
Total area: approx. 237.3 sq. metres (2554.8 sq. feet)

Photos and Plans by housefyni.co.uk  
Plan produced using PlanUp.

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## First Floor

Approx. 90.6 sq. metres (975.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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