

Tim Martin
— .co.uk



**37 Graysfield
Downpatrick
BT30 9HG**

£1,300 Per Month

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SUMMARY

A well presented and spacious detached family home, perfectly located in this modern development and within walking distance of Crossgar village.

The property is fitted with gas fired central heating and double glazing and is available from Mid January 2026, on an unfurnished basis. The ground floor comprises of a spacious lounge with wood burning stove, family room, modern fitted kitchen with dining area, utility room and separate WC. The first floor enjoys four well proportioned bedrooms with the principal bedroom ensuite and a family bathroom, complete with a modern white suite. Outside, a spacious driveway leads to the detached garage. The rear gardens are enclosed and laid out in lawn with patio areas, providing excellent entertaining space.

Crossgar village is within walking distance and boasts an excellent range of shops, coffee shops and restaurants and an excellent choice of primary and secondary schools. The main A7 Downpatrick Road provides ease of access to Downpatrick and Belfast city centre by both car and public transport.

RENT: £1300.00 per month

RATES: Landlord pays rates

DEPOSIT: £1300.00

FEATURES

- Well Presented and Spacious Detached Family Home Situated in this Modern Development
- Four Excellent Sized Bedrooms Including the Principal Bedroom with an Ensuite Shower Room
- Lounge with Wood Burning Stove plus a Separate Family Room
- Modern Fitted Kitchen with Dining Area
- Utility Room and Separate WC
- Family Bathroom Fitted with a Modern White Suite
- Gas Fired Central Heating and uPVC Double Glazing
- Spacious Driveway Leading to the Detached Garage
- Enclosed Rear Gardens Laid out in Lawn with Patio Areas
- Within Walking Distance to Crossgar Village, Schools and Public Transport

Entrance Hall

PVC entrance door with matching side lights; tiled floor; telephone connection point; under stair storage cupboard;;

Lounge

17'10 x 10'9 (5.44m x 3.28m)

Inglenook style fireplace with wood burning stove on slate hearth; tv aerial connection point; oak wood strip floor;

Family Room

13'1 x 10'8 (3.99m x 3.25m)

Wood laminate floor;

Kitchen / Dining

18'3 x 11'1 (5.56m x 3.38m)

Excellent range of modern high and low level cupboards and drawers with matching glazed display cupboards incorporating glazed twin sink unit and mixer tap; space for gas range cooker; concealed extractor unit over; integrated Ignis fridge / freezer; Beko dishwasher; recessed spotlights; wooden worktops; tiled floor; glazed sliding door to rear;

Utility Room

7'1 x 6'4 (2.16m x 1.93m)

Good range of modern wood laminate high and low level cupboards incorporating single drainer stainless steel sink unit with mixer tap; space and plumbing for washing machine; wood laminate worktop; tiled floor; glazed upvc rear door;

WC

6'4 x 3'2 (1.93m x 0.97m)

Modern white suite comprising close coupled wc and wall mounted wash hand basin with mono mixer tap; vanity unit under; tiled floor;

First Floor / Landing

Access to roofspace (Via slingsby type ladder - partially floored; Worcester has fired boiler); built-in storage cupboard;

Principal Bedroom

17'1 x 9'11 (5.21m x 3.02m)

Wood laminate floor; tv aerial connection point;

En-suite Shower Room

7'0 x 6'4 (2.13m x 1.93m)

Modern white suite comprising separate shower cubicle with thermostatically controlled shower unit and drench shower head over; fitted sliding shower door; close coupled wc; wall mounted wash hand basin with mono mixer tap and vanity unit under; part tiled walls; pvc tongue and groove ceiling; extractor fan;

Bedroom 2

13'2 x 9'7 max meas (4.01m x 2.92m max meas)

Wood laminate floor;

Bedroom 3

13'0 x 9'0 (3.96m x 2.74m)

Wood laminate floor;

Bedroom 4

11'1 x 10'8 (3.38m x 3.25m)

Wood laminate floor;

Bathroom

8'0 x 7'0 (2.44m x 2.13m)

Modern white suite comprising freestanding roll top bath with mixer tap; separate shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; drench shower head over; Aqualisa electric shower unit with wall mounted telephone shower attachment; fitted glass shower door; close coupled wc; wall mounted wash hand basin with mono mixer tap and vanity unit under; tiled floor and walls; towel radiator; pvc tongue and groove ceiling; extractor fan;

Outside

Spacious driveway providing parking to the front and side of the property and leading to:-

Detached Garage

19'7 x 11'2 (5.97m x 3.40m)

Roller shutter door; glazed pvc door to side; light and power points;

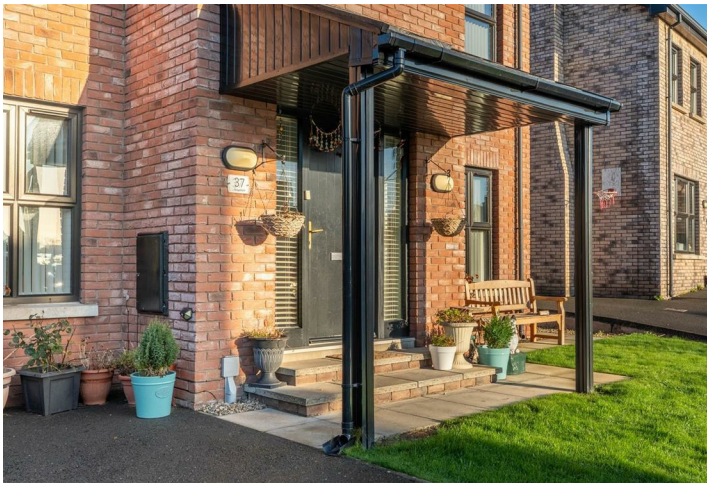
Gardens

Front gardens laid out in lawn; enclosed rear gardens laid out in lawn; well stocked flowerbeds; covered paved patio area; additional patio with pergola; outside lights and tap; covered storage area;

Home Office / Bar

8'8 x 7'0 (2.64m x 2.13m)

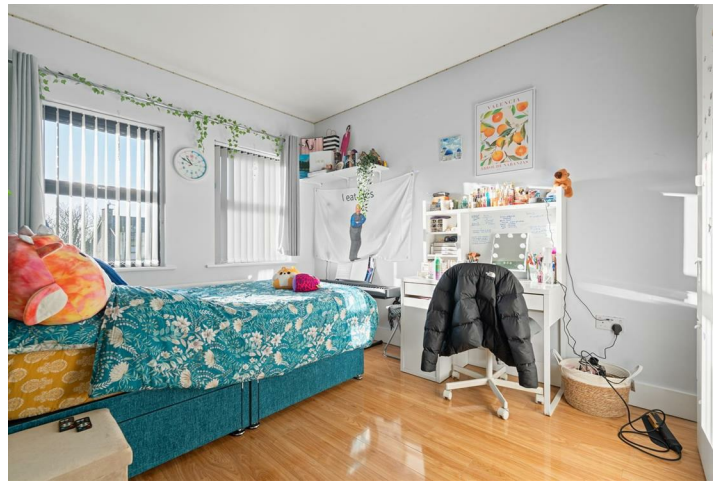
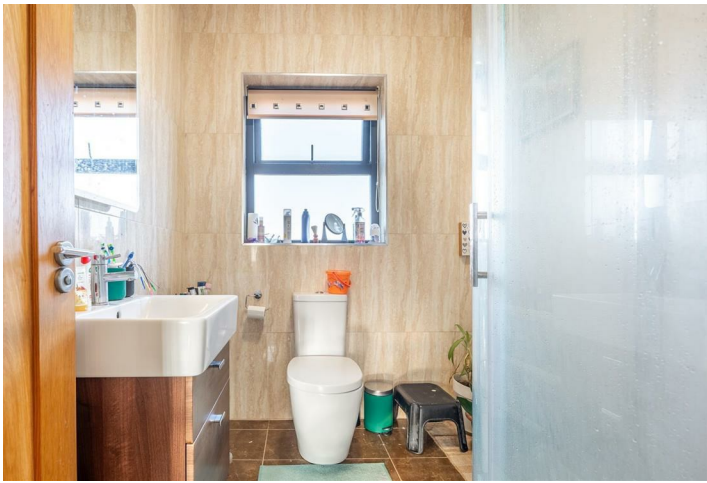
With light and power;





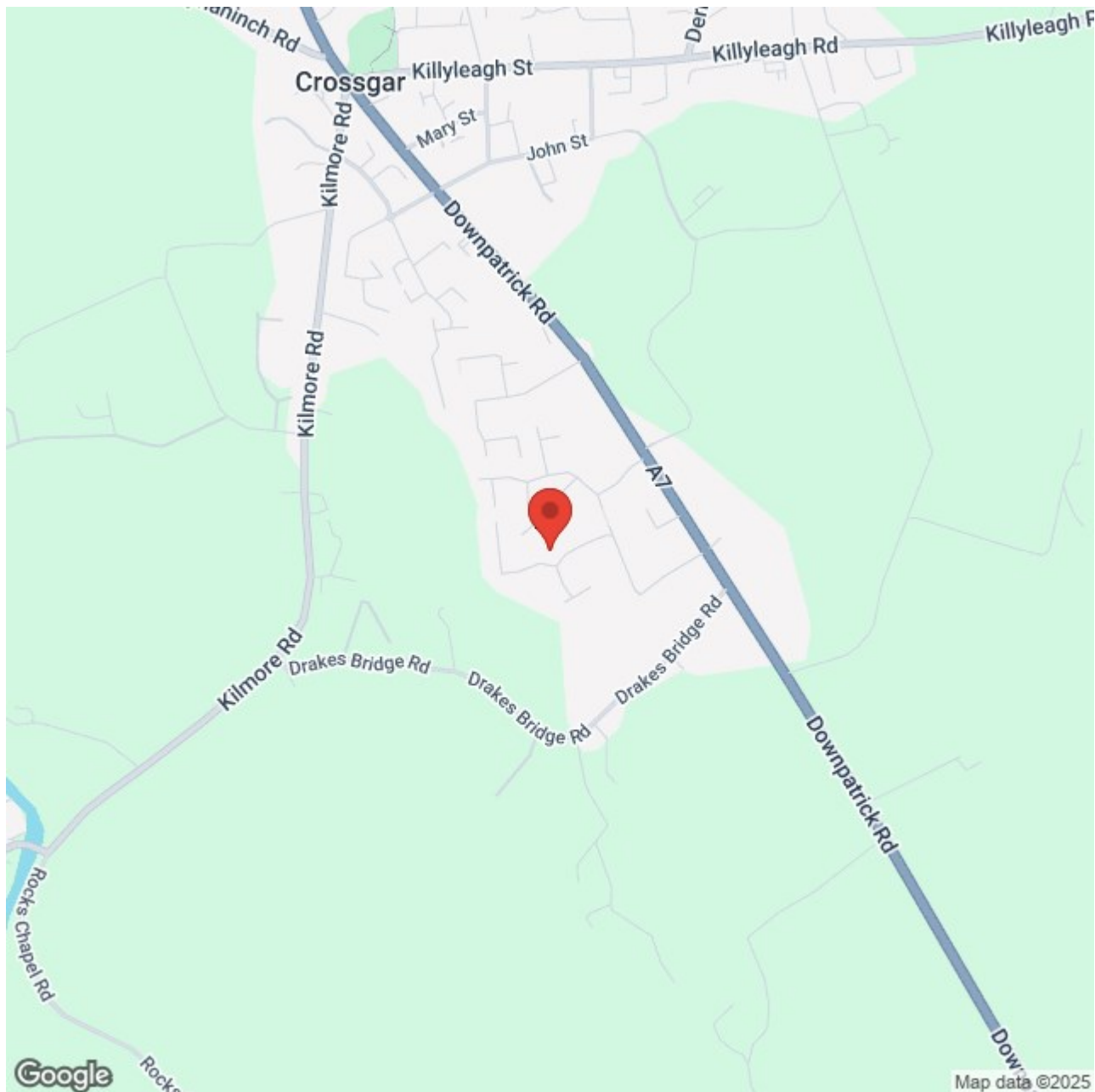












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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