

Tim Martin
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7 Rathkeltair Road
Downpatrick
BT30 6NL

Offers Around
£212,500

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

Ideally situated a short walk to the Primary schools and Downpatrick golf course. This spacious detached bungalow set in generous gardens offers the opportunity to purchase a family home with lots of potential at an affordable figure.

The property includes two reception rooms, spacious L shaped kitchen, three bedrooms and bathroom. Oil fired heating and double glazing in UPVC frames have been installed.

A large garage provides the ideal space for those with a desire for ample garaging / workshop or subject to planning may provide an option to convert to a granny flat, home office / studio.

The property enjoys an excellent location with easy access to a wide range of local amenities including sports clubs, fishing and water sports facilities. There are also many beautiful countryside walks in the surrounding area, including the Quoile River and Castle Ward which are located a short distance away. A good selection of well-regarded primary and secondary schools are within commuting distance, making this an ideal location for families.

FEATURES

- Deceptively Spacious Detached Bungalow
- In Need Of Modernisation
- Spacious Lounge with Fireplace
- Three Excellent Sized Bedrooms
- Two Reception Rooms
- Fitted Kitchen With Dining Area
- Modern Fitted Shower Room
- Spacious Driveway Leading To Attached Garaging
- Within Walking Distance To Local Amenities, Schools And Public Transport
- Perfect For The Growing And Established Families Or Those Looking To Downsize

Entrance Hall

Lounge

12'5 x 11'0 (3.78m x 3.35m)

Cream marble and black granite fireplace with carved hardwood surround; 2 wall lights; corniced ceiling and centre ceiling rose.

Dining Room

10'9 x 8'10 (3.28m x 2.69m)

L Shaped Kitchen

17'7 x 11'8 (5.36m x 3.56m)

Maximum measurements

1½ tub single drainer stainless steel sink unit with mixer taps; good range of dark oak eye and floor level cupboards and drawers; matching leaded glass display cupboards; tiled worktops; space for electric cooker with extractor unit over; plumbing and space for washing machine and dishwasher; ceramic tiled floor; part tiled walls; part pine tongue and groove ceiling; TV aerial jack point.

Bedroom 1

12'5 x 11'0 (3.78m x 3.35m)

Corniced ceiling.

Bedroom 2

10'9 x 8'4 (3.28m x 2.54m)

Bedroom 3

12'1 x 10'11 (3.68m x 3.33m)

Hardwood tongue and groove floor; TV aerial connection.

Shower Room

9'0 x 6'11 (2.74m x 2.11m)

Modern white suite comprising Mira thermostatically controlled shower; glass shower door and side panel; vanity unit with fitted wash hand basin and chrome mixer taps; cupboards under; etched glass mirror; strip lights with shaver socket over; close coupled WC; hotpress with lagged copper cyclinder and Willis type immersion heater; ceramic tiled walls and floor; extractor fan.

Outside

Double entrance pillars and spacious concrete drive leading to:-

Garaging

41'5 x 13'3 (12.62m x 4.04m)

Roller door and pedestrian roller door; ample light and power points; built in work bench.

Gardens

Generous gardens to front and rear, laid out in lawns and planted with a selection of fruit trees.

Concrete and flagged rear patio; PVC or storage tank.

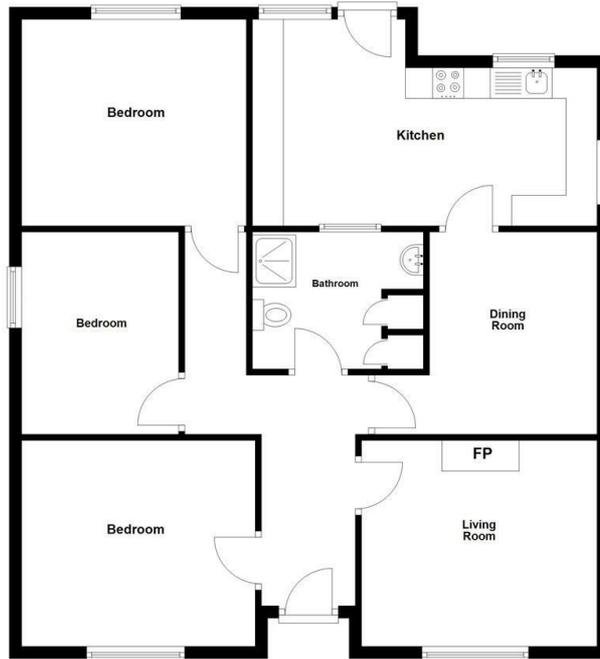
Tenure

Capital / Rateable Value

£130,000. Rates Payable = £1,320 per Annum (Approx)

Ground Floor

Approx. 91.6 sq. metres (986.3 sq. feet)



Total area: approx. 91.6 sq. metres (986.3 sq. feet)

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

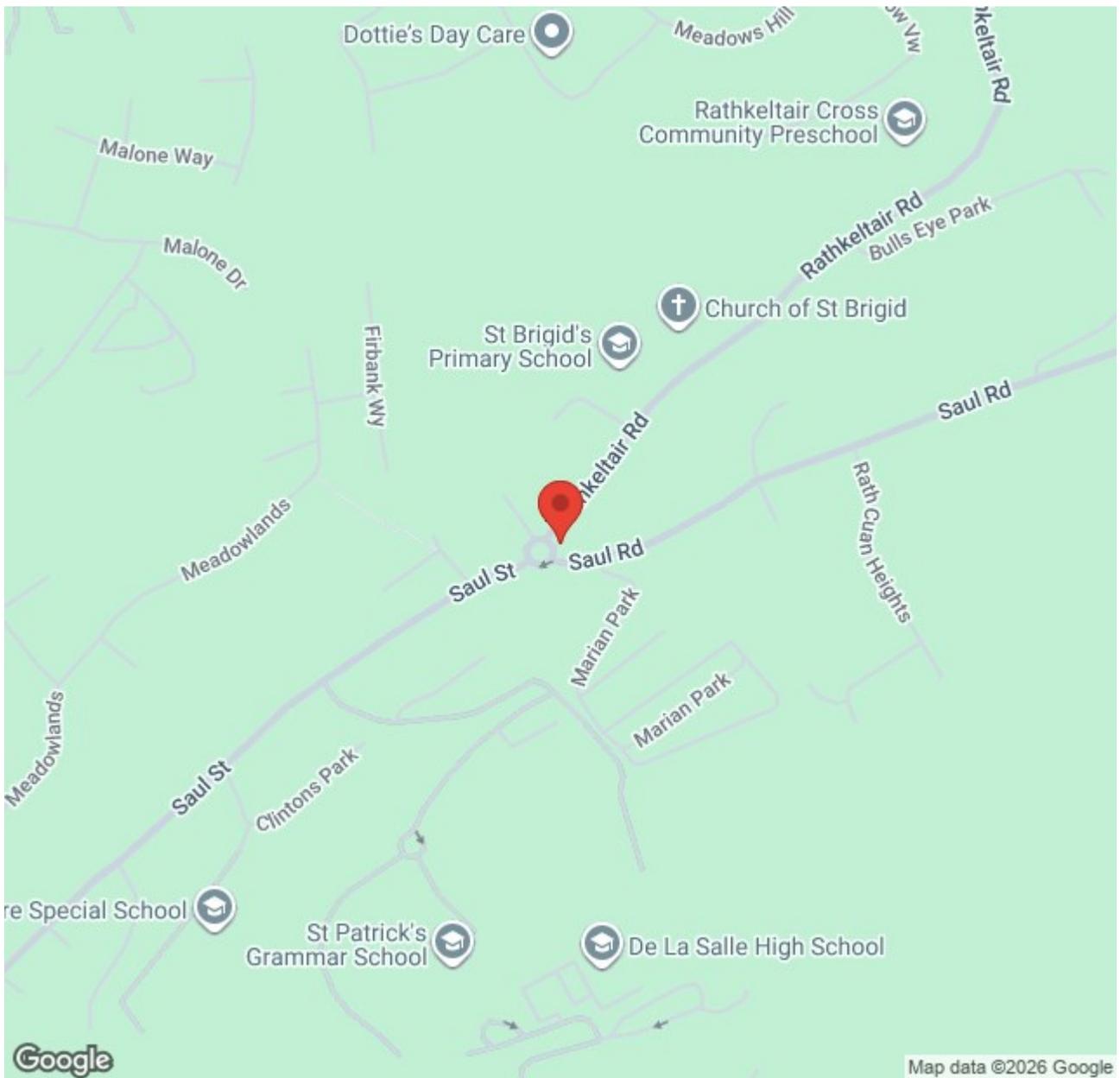
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Saintfield
 1B Main Street, Saintfield, BT24 7AA
 T 028 97 568300

Comber
 27 Castle Street, Comber, BT23 5DY
 T 028 91 8789596

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