



22 The Craig Road,
Downpatrick,
BT30 9BG

Offers Over
£699,950

Viewing by
appointment with
& through agent
028 90 663030



Resting on a private mature site of approximately 1.5 acres this spacious family home offers excellent, adaptable accommodation which is modern and well presented throughout. There are six well proportioned bedrooms and four reception rooms and a modern, open plan fitted kitchen with casual living/dining area.

The accommodation is complimented by stoned parking and an integral double garage. There are excellent, well stocked surrounding gardens with lawns, shrubs, bushes and mature trees. The top tier of the garden offers stunning views over open countryside to the Mourne Mountains and benefits from a delightful summer house.

Benefiting from close proximity to Crossgar, Downpatrick and a local golf club as well as enjoying easy access to Belfast and Lisburn City centres, this well appointed home offers the best of both worlds, fusing a superbly idyllic rural setting with convenience to local amenities and a main bus route.

Creating appeal on today's market an internal viewing is strongly recommended.



- **Spacious and Adaptable Family Home, Set in 1.5 Acres of Mature Surrounding Gardens and Stunning Views to the Mourne Mountains**
 - **Spacious Entrance Hall with Cloakroom/wc**
 - **Lounge with Feature Fireplace and Stunning Country Views**
 - **Home Office or Snug**
 - **Modern Fitted Kitchen Open Plan to Dining and Living Room and Door to Balcony**
 - **Utility Room and Further Cloakroom**
- **On the Lower Level There are Four Well Proportioned Bedrooms, One with Ensuite Shower Room**
 - **Modern Shower Room**
 - **Casual Sitting Room/ Cinema Room**
- **On the First Floor there are Two Bedrooms both with Ensuites**
 - **Stoned Driveway Parking and Integral Double Garage**
- **Mature Surrounding Gardens in Lawns with Mature Trees and Hedging, Beds in Bushes and Shrubs, Top Tier Garden with Views to the Mournes and Delightful Summer House**
 - **Easy Commuting Distance to Many Local Towns and to Lisburn and Belfast Cities**
- **Finnebrogue Woods a Short Distance Away, Local Golf Clubs and Restaurants and Bars**
 - **Belfast and Dublin Airports are Easily Accessible for the Commuter**

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The Property Comprises:

Hard wood front door and glazed side panels to...

Ground Floor

ENTRANCE HALL: Cornice ceiling, wood strip floor, cloaks with built in storage.



CLOAKROOM/WC: Low flush WC, feature wash hand basin, part panelled walls, wood strip floor.



LOUNGE: 16' 0" x 12' 5" (4.88m x 3.78m) Attractive wood fireplace with marble inset and hearth, cornice ceiling, wood strip floor, stunning country views.



HOME OFFICE: 12' 0" x 9' 0" (3.66m x 2.74m)



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MODERN FITTED KITCHEN OPEN PLAN TO DINING AND LIVING ROOM: 35' 5" x 27' 2" (10.8m x 8.28m) Range of high and low level units, Granite worksurfaces and drainer, twin old Belfast style sink, integrated dishwasher, pull out vegetable baskets, integrated Bauknecht double ovens, integrated fridge/freezer, larder cupboards, large island unit with integrated hob, extractor fan, large marble breakfast bar, granite splashback, tiled floor, low voltage spotlights, wood floor, door to balcony, wood burning stove.



UTILITY ROOM: 14' 2" x 6' 5" (4.32m x 1.96m) Range of high and low level units, granite worksurfaces, old Belfast style sink, plumbed for washing machine, ceramic tiled floor, service door to garage, part panelled walls.



Lower Level

HALL: Oak floor, understair storage.

BEDROOM (2): 14' 11" x 13' 9" (4.55m x 4.19m) Built in robes.



CINEMA ROOM: 17' 4" x 12' 8" (5.28m x 3.86m) Concealed LED lighting.



BEDROOM (3): 14' 1" x 13' 2" (4.29m x 4.01m) Built in robe with mirrored door, dressing table, picture window.

BEDROOM (4): 14' 10" x 9' 11" (4.52m x 3.02m) Built in robe with sliding doors.



MODERN SHOWER ROOM: White suite comprising low flush WC, wooden vanity unit and wash hand basin, fully tiled shower cubicle, ceramic tiled floor, low voltage spotlights, extractor fan.



BEDROOM (1): 20' 4" x 12' 9" (6.2m x 3.89m) Herringbone floor, low voltage spotlights, glazed door to front garden, walk in robe.

ENSUITE SHOWER ROOM: White suite comprising low flush WC, fully tiled shower cubicle, free standing bath, vanity unit with twin wash hand basin, ceramic tiled floor, part tiled walls, extractor fan.



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First Floor

LANDING: Velux windows, storage into eaves.

BEDROOM (5): Built in robes, storage into eaves, Velux windows.

ENSUITE BATHROOM: Apricot suite comprising low flush WC, pedestal wash hand basin, panelled bath with hand shower, fully tiled shower cubicle, part tiled walls, Velux window, access to roofspace, ceramic tiled floor.

BEDROOM (6): 13' 5" x 10' 7" (4.09m x 3.23m) Built in robes, Velux windows.

ENSUITE SHOWER ROOM: White suite comprising low flush WC, pedestal wash hand basin, fully tiled shower cubicle, part tiled walls, ceramic tiled floor.



Outside

INTEGRAL DOUBLE GARAGE: 23' 3" x 23' 0" (7.09m x 7.01m) Twin up and over doors, oil boiler. Electric charging point.

Scandinavian BBQ hut.



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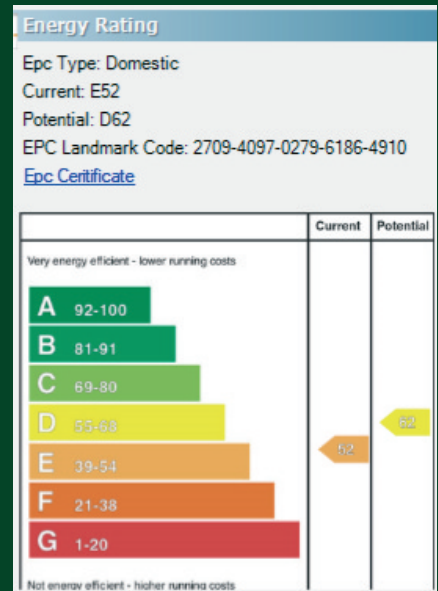
Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From Belfast take A24 Saintfield Road, at roundabout take 2nd exit for A7 Saintfield Road, after 12 miles turn left onto Crossgar Road then bare right onto The Craig Road, number 22 is on the left hand side.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700

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