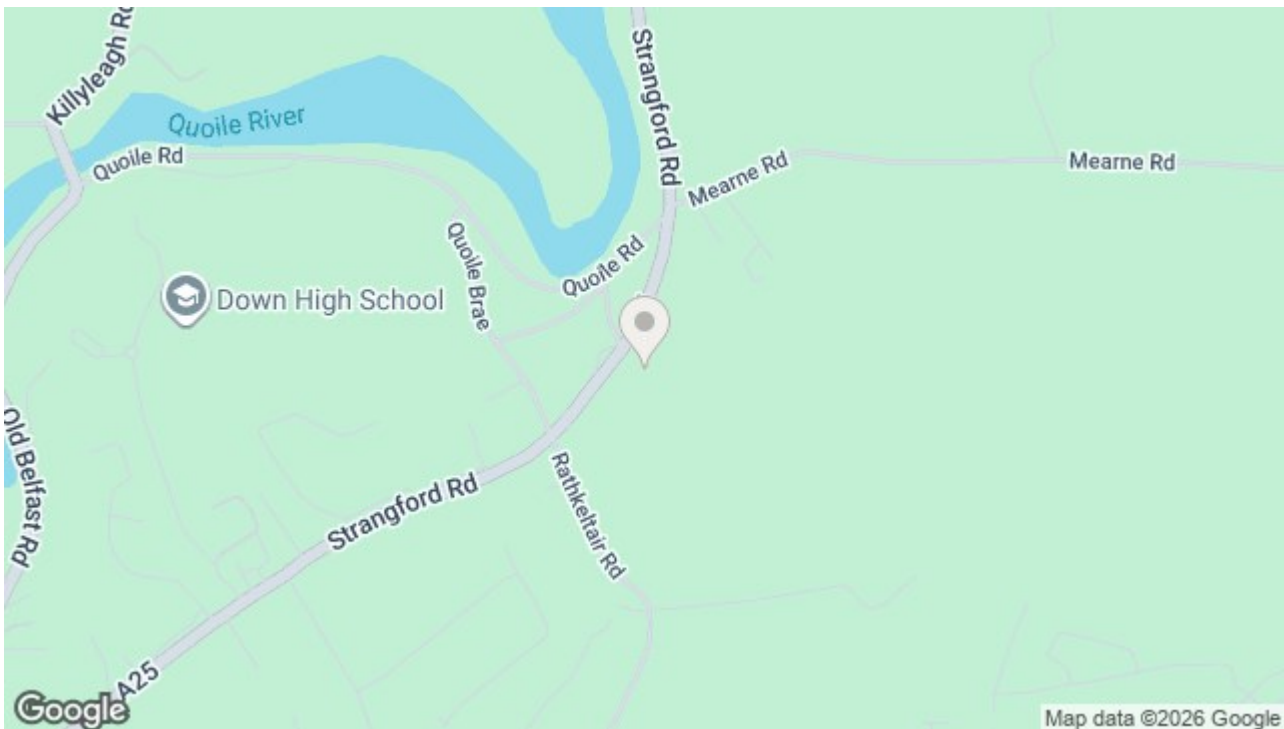




70 STRANGFORD ROAD, DOWNPATRICK, DOWN, BT30 6SN



OFFERS AROUND £425,000

Situated on the ever popular Strangford Road, this impressive family home enjoys a prime location within easy walking distance of the scenic Quoile River walks, while remaining conveniently close to Downpatrick and a range of local amenities including golf, cricket, bowling, and sailing clubs.

The property offers generous and versatile accommodation throughout. The ground floor comprises a welcoming entrance hall, a bright living room, separate sitting room, kitchen with dining area, formal dining room, utility room, and a convenient shower room.

Upstairs, there are four well-proportioned bedrooms, a study ideal for home working, and a family bathroom with separate WC.

Externally, the home is set on a mature and beautifully maintained site, featuring raised vegetable beds along with an array of established shrubs and trees. Additional benefits include two garages and a substantial room above perfect for use as a games room, home office, or studio.

This impressive family home has been much admired for years so early viewing is advised.



## At a glance:

- Attractive Detached home
- Living room
- Dining room/ Study
- Beautifully presented
- Extra accommodation over the garage
- Four/ Five bedrooms
- Sitting room
- Large site
- Double garage
- Great location

### Entrance Hall

Spacious entrance hall with storage under stairs.

### Living Room

14'0" x 17'1"

Bright living room with double aspect. Bay window. Feature fireplace with wood burning stove.

### Sitting Room

11'11" x 21'0"

Bright spacious sitting room with double aspect. bay window. Feature fireplace.

### Dining room/ Bedroom

5

9'8" x 13'1"

Side facing. Fireplace. Double storage cupboard.

### Shower Room

Shower room with low flush w.c., wash hand basin and shower cubicle.

### Kitchen/ Dining area

11'1" x 21'2"

A range of high and low level units including granite worktops and recess for fridge. Stainless steel sink unit. Tiled at splashback. Tiled floor. Storage cupboard.

### Utility Room

5'10" x 16'0"

High and low level units. Recess for washing machine and tumble dryer. Belfast sink. Tiled floor. Storage cupboard.

### Landing

### Bedroom 1

11'8" x 16'8"

Large bright living with double aspect and storage cupboards.

### Bedroom 2

12'3" x 13'4"

Window to front and side.

### WC

5'10" x 3'1"

Low flush w.c.

### Bathroom

White panelled bath, pedestal wash hand basin. Tiled at splashback.

### Study

7'3" x 6'10"

Front facing.

### Bedroom 3

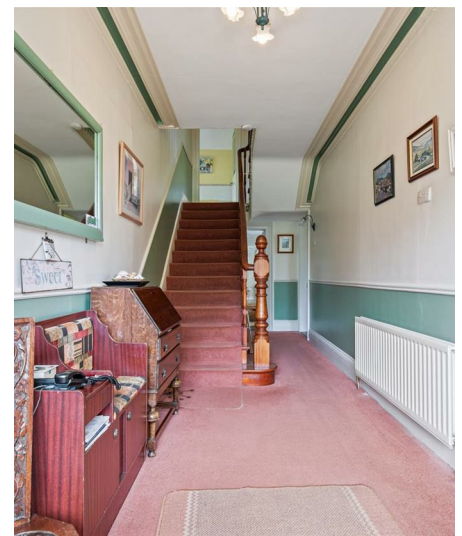
12'4" x 13'4"

Storage cupboard. Window to the rear and side.

### Bedroom 4

10'4" x 12'10"

Window to rear and side. fireplace, Storage cupboard.



## Garage one

30'0 x 14'8

## Garage two

30'0 x 14'8

## Above Garage

22'5 x 14'6

side steps to room ideal for games room or work from home.

## Outside

Mature gardens lead to tarmac driveway with ample parking, gardens in lawn with raised flower beds and mature shrubs.

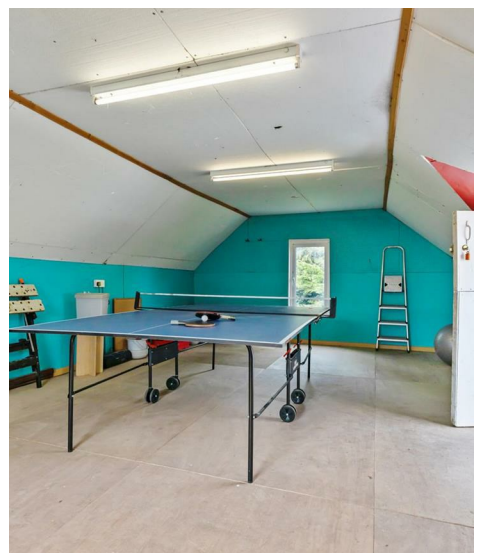











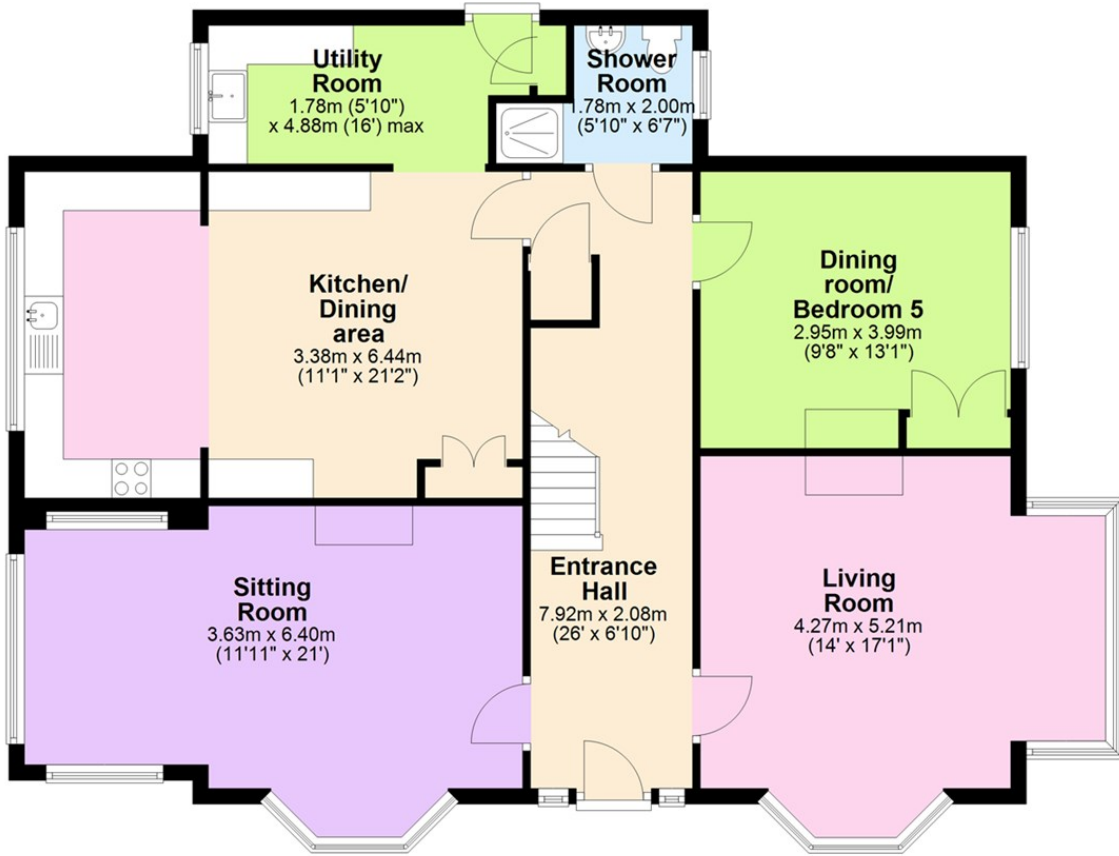






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

### Ground Floor





Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 4461 4101.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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