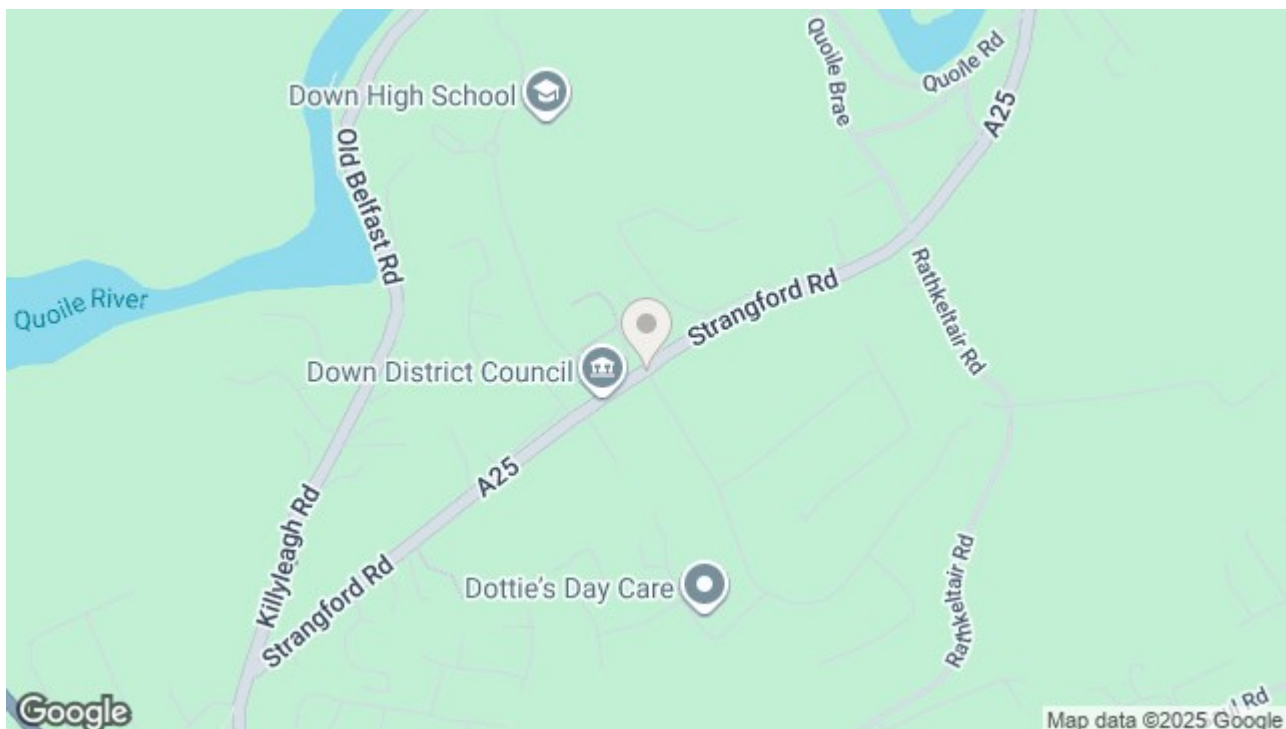




LAUREL LODGE, 8 STRANGFORD ROAD, DOWNPATRICK, DOWN, BT30 6SL



OFFERS AROUND £169,950

OPPORTUNITY RE REFURBISHMENT / REDEVELOPMENT(subject to the relevant planning approvals. - CASH PURCHASERS ONLY!

Strangford Road, Downpatrick – Substantial 1920s Home on 0.6 Acre Site

We are pleased to present this unique opportunity to acquire a substantial 1920s residence set on an expansive site along the highly sought-after Strangford Road in Downpatrick. Offering tremendous scope either for full refurbishment or redevelopment, this property will appeal to those seeking a significant project in a premier location.

The existing dwelling, while partly water-damaged, retains many of its original features and offers generous accommodation across two floors. The ground floor comprises a sun porch, kitchen, dining room, sitting room, living room, lounge, reception hall and downstairs W.C. On the first floor are four bedrooms including a master with ensuite, a family bathroom, office and walk-in wardrobe. The property further benefits from an array of outbuildings and garages and is set on a mature and exceptionally spacious site.

The much sought after Strangford Road has an abundance of impressive homes and with the site extending to approximately 0.6 acres, this is also an opportunity for an exclusive small development next to Downpatrick Cricket Club.

Draft plans have been prepared for 8 apartments and two detached homes subject to the relevant planning approvals.

Strangford Road is conveniently located within close proximity to all of the town's local amenities and excellent grammar schools including Down High School and St. Patricks High School. Also an array of local sporting activities including cricket, golf and sailing clubs and the beautiful walks and scenery of the Quoile Pondage and Castleward National Trust and Strangford Lough. Also within easy commuting to Belfast and Lisburn.

Please contact the office for more details or to arrange a viewing. Viewing strictly by appointment only. Please note cash purchasers only



At a glance:

- Refurbishment / Redevelopment Project
- Mature and Spacious Site Extending to approx. 0.6 Acres
- 4 Bedrooms and 4 Reception Rooms
- Potential as Development Site
- Easy Access for Commuting to Belfast and Surrounding Areas
- Detached House
- Double Garages and Several Outbuildings
- Sought After Strangford Road Area
- Close Proximity to Schools and All Local Amenities
- Cash Buyers Only

Sun Porch

Back door leading into sun porch with slate flooring.

Kitchen

6'7" x 21'10"

Galley style kitchen.

Dining Room

14'0" x 9'5"

Stone paved flooring. Built in storage cupboards.

Living Room

14'0" x 8'10"

Dual aspect windows.

Reception Hall

14'0" x 8'9"

Front door to spacious front facing reception hall.

WC

14'0" x 4'0"

Suite encompassing low flush w/c and wash hand basin.

Window to side.

Sitting Room

15'0" x 12'0"

Window to front. Fireplace.

Lounge

17'10" x 15'10"

Windows to front and double patio doors to enclosed rear patio area. Feature red brick fireplace and wooden beams.

Landing

6'7" x 6'0"

Spacious landing with window to rear.

Hallway

8'5" x 3'3"

Leading to master bedroom with ensuite.

Bedroom 1

11'7" x 15'10"

Two windows to front. Built in storage cupboards.

En-suite

Two skylights. Suite encompassing low flush W/C, vanity wash hand unit and shower. Built in storage cupboards.

Bedroom 2

10'7" x 8'5"

Front facing.

Bathroom

7'5" x 6'3"

Suite encompassing bath and wash hand basin.

WC

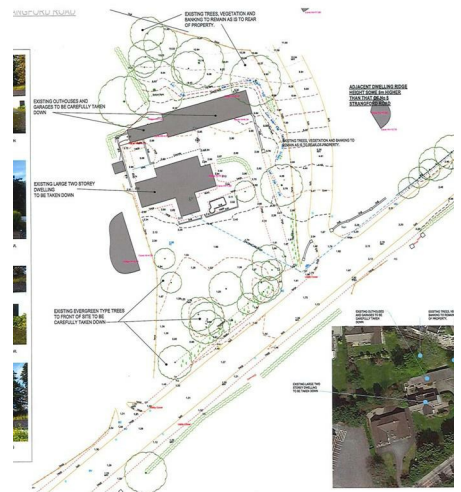
4'6" x 3'8"

Separate low flush W/C.

Bedroom 3

14'0" x 13'0"

Wooden flooring. Triple aspect windows. Vanity sink unit.



Bedroom 4

14'10" x 8'9"

Front facing.

Office

6'3" x 9'6"

Front facing.

Walk-in Wardrobe

5'8" x 7'10"

Rear facing.

OUTSIDE

Set a spacious and mature site of approx. 0.6 acres with lawned area to front with mature hedging; feature pond and flowerbeds with an array of mature shrubbery. Approached via tarmaced driveway into spacious yard with ample space for parking and access to double garages and several outbuildings. Enclosed rear patio area.

Double Garages

Open archway into double garages.

OUTBUILDINGS

Variety of outbuildings including coal shed and three other outbuildings.

Note

Please note : this property

is being sold on behalf of a relative of a staff member.














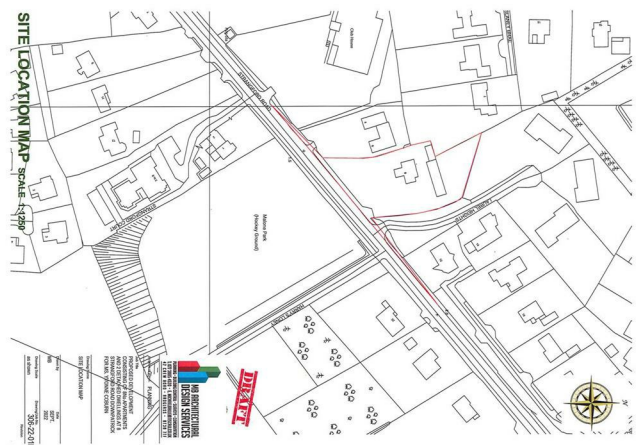




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

This floor plan shows a 3-bedroom house with a lounge, sitting room, kitchen, dining room, living room, reception hall, WC, and sun porch. The layout includes a central staircase and various built-in features like a fireplace, bookshelves, and a bay window.

Room	Dimensions (m)	Dimensions (ft)
Lounge	5.44m x 4.83m	(17'10" x 15'10")
Sitting Room	4.57m x 3.66m	(15' x 12')
Kitchen	2.00m x 6.66m	(6'7" x 21'10")
Dining Room	4.27m x 2.87m	(14' x 9'5")
Living Room	4.27m x 2.69m	(14' x 8'10")
Reception Hall	4.27m x 2.67m	(14' x 8'9")
WC	1.27m x 1.22m	(4'2" x 4')
Sun Porch	2.36m x 2.69m	(7'9" x 8'10")



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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