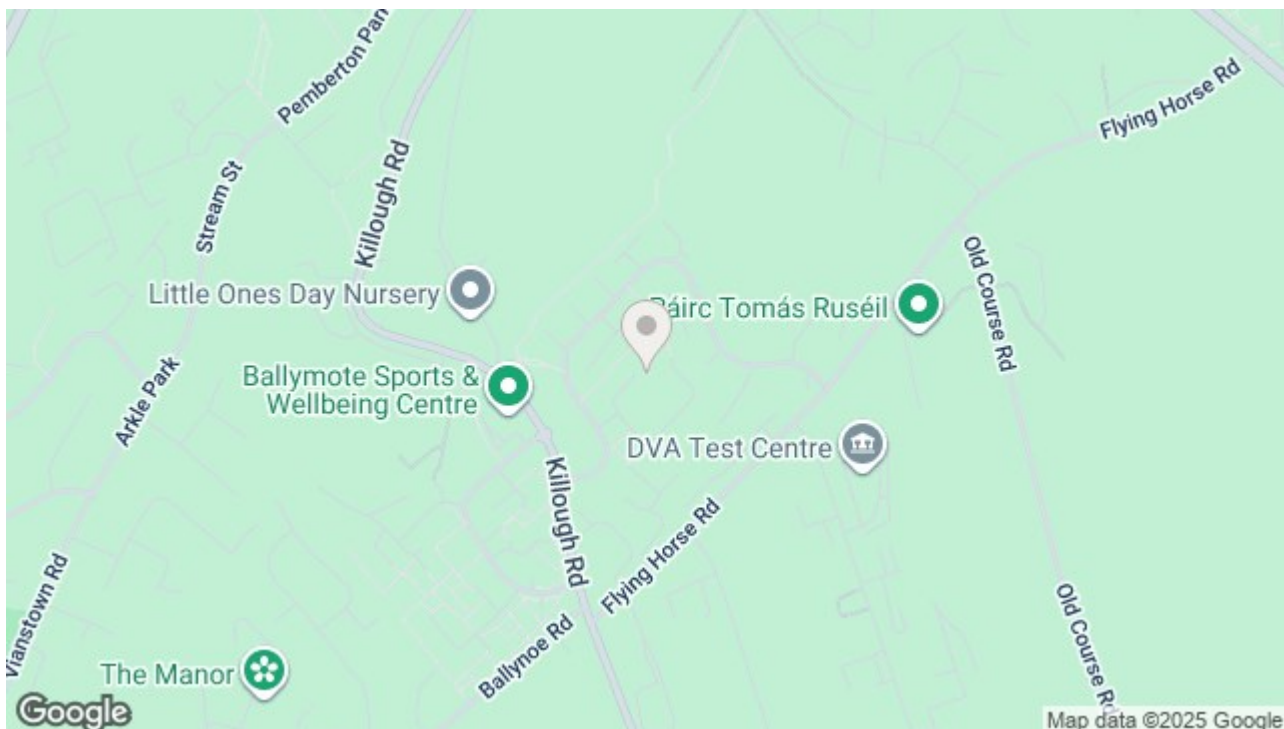




10 COLMCILLE PLACE, DOWNPATRICK, BT30 6QP



OFFERS AROUND £147,500



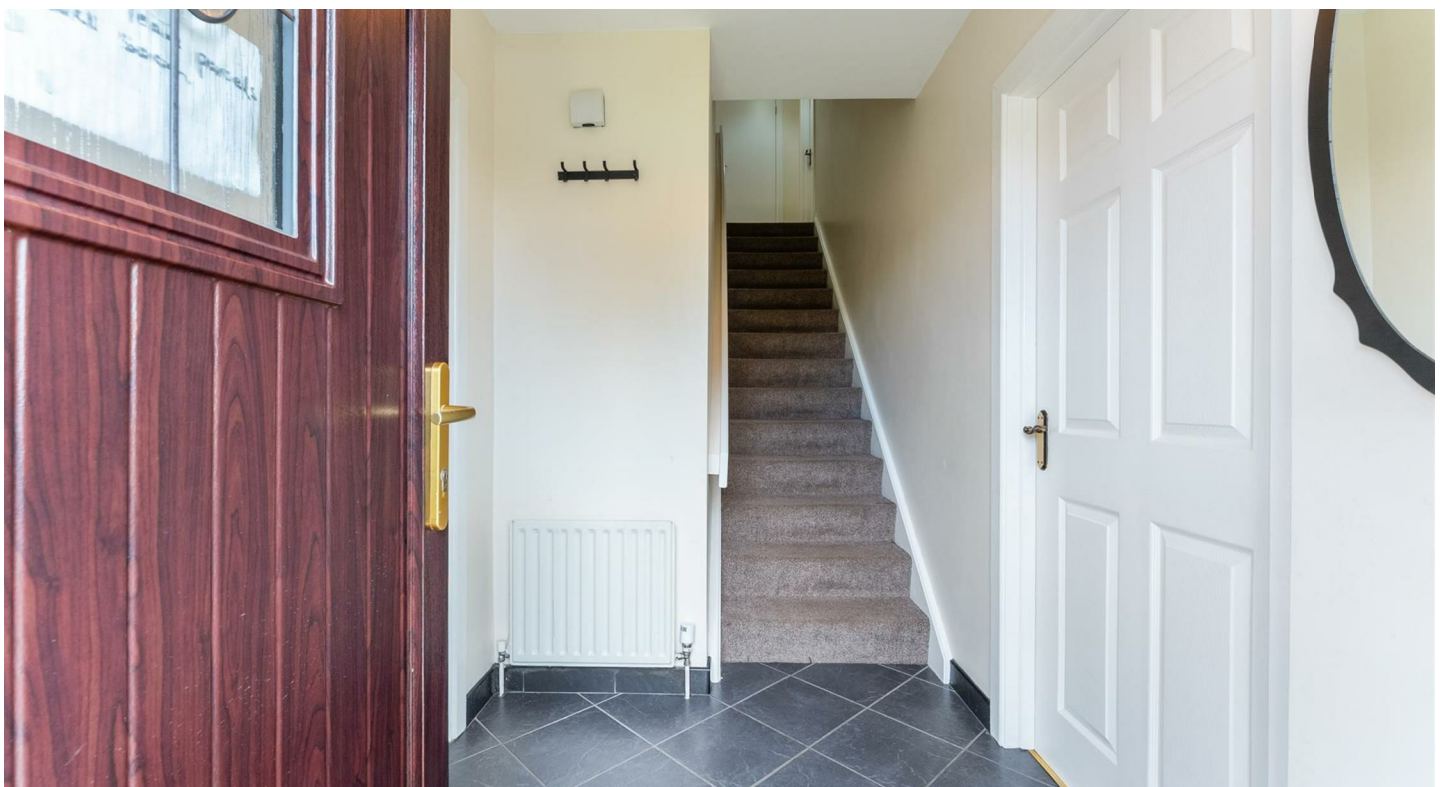
We are delighted to present this well-presented detached home located in the sought-after residential area of Colmcille Place, Downpatrick. This spacious property offers flexible accommodation ideally suited to modern family living.

Internally, the home comprises a bright and welcoming living room, a kitchen with dining area, and a separate dining room which could easily serve as a fourth bedroom, home office, or playroom – offering great versatility. There are three further well-proportioned bedrooms, one of which benefits from a Jack and Jill ensuite, in addition to a modern family bathroom.

Externally, the property is set on a generous site laid out in well-maintained lawns, with ample off-street parking to the front and side. The outdoor space offers plenty of room for family enjoyment, entertaining, or future development (subject to consents).

This attractive home is well presented throughout and would appeal to a range of purchasers including families, downsizers, or investors.

Early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.



## At a glance:

- Detached home
- Living room
- Master bedroom ensuite
- Well presented
- Off street parking
- Four bedrooms
- Bathroom
- Kitchen/ dining area
- Large gardens
- Well priced

### Entrance Hall

17'1" x 5'7"

Solid wood front door to entrance hall

### Living Room

14'6" x 13'5"

Large bright living room with wooden laminate flooring.

### Kitchen/ Dining area

12'0" x 9'10"

A range of high and low level units including sink unit, integrated oven and hob, recess for washing machine, tumble dryer and fridge freezer. Breakfast bar. Tiled floor and walls. Door to rear.

### Bedroom 1

12'10" x 9'4"

Front facing with built in wardrobes.

### Bedroom 2

11'6" x 9'4"

Currently used as a dining room with built in wardrobes.

### Bathroom

7'8" x 6'9"

White suite comprising low flush w.c, wash hand basin and shower cubicle with overhead shower. Tiled floor and splash area.

### Landing

Two large store cupboards

### Store

2'6" x 5'6"

### Store

2'6" x 3'8"

### Bedroom 3

15'7" x 9'4"

Window to side.

### Shower Room/ Ensuite

White suite comprising low flush w.c, shower cubicle and wash hand basin. Tiled splash area. Entered by bedroom or hallway.

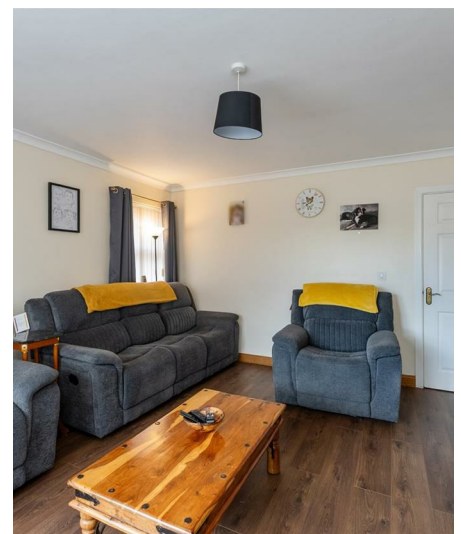
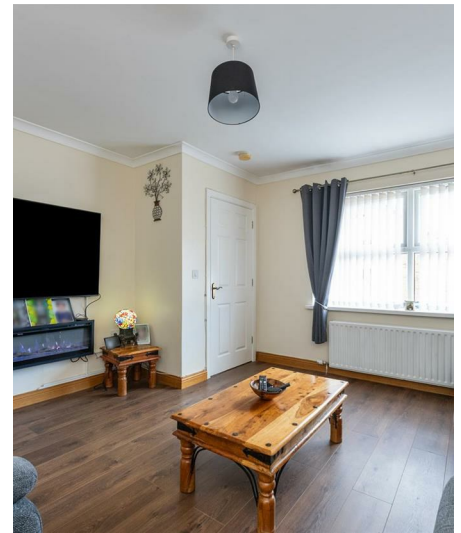
### Bedroom 4

9'3" x 13'5"

Window to side. With jack and jill ensuite.

### Outside

To the front is a tarmac driveway with ample parking and enclosed gardens laid out in lawns. To the rear and side is a large garden laid out in lawns with a paved area.



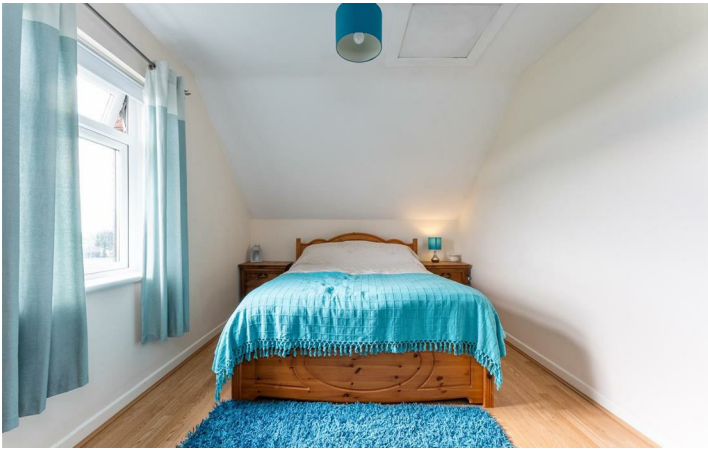














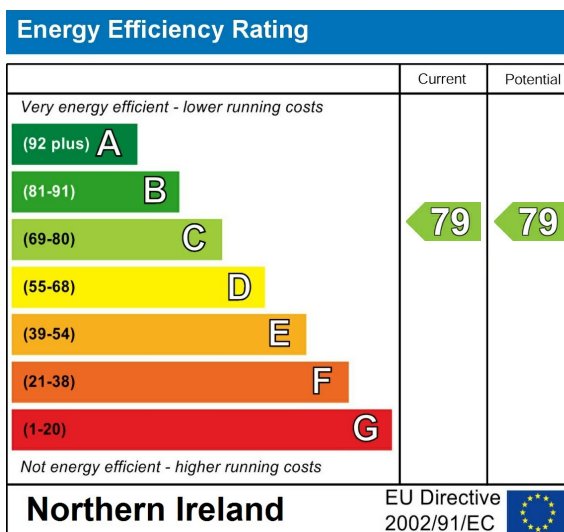




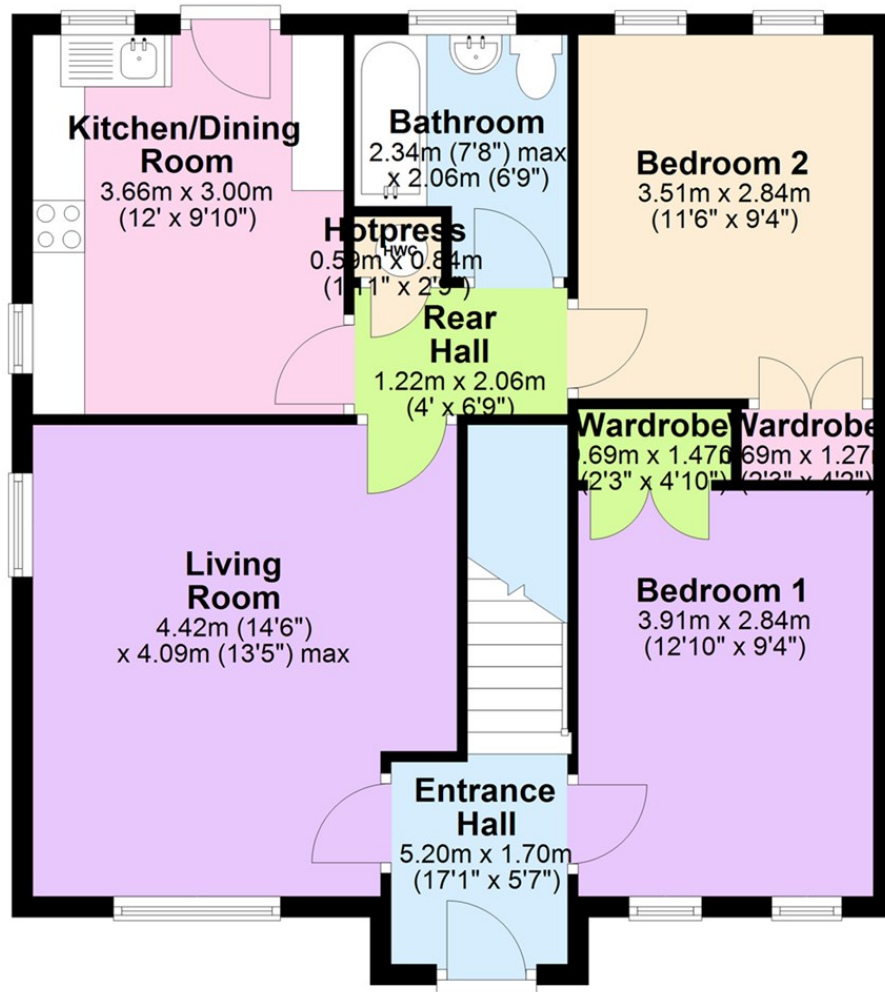








## Ground Floor





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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