



ULSTER PROPERTY SALES

# UPS

**DOWNPATRICK BRANCH**Unit 7 49-51 Market Street,  
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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 3 RACECOURSE WAY

### Downpatrick

- Four Bedrooms
- Master Bedroom Ensuite
- Study
- Oil Fired Central Heating
- Pvc Double Glazing
- Enclosed Rear Garden
- Detached Home

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

**£155,000**

# 3 Racecourse Way

, Downpatrick,



## Entrance Hall

Tiled floor.

## Lounge

16'5" x 13'4" (5.00 x 4.06)

## Study

5'8" x 5'1" (1.73 x 1.55)

## Kitchen/Dining Area

19'5" x 10'4" (5.92 x 3.15)

High and low level units with stainless steel sink unit. Patio doors to rear.

## Utility Room

7'11" x 5'11" (2.41 x 1.80)

Low level units with stainless steel sink unit. Tiled floor. Back door.

## Downstairs Toilet

Two piece suite comprising pedestal wash hand basin and low flush w.c., tiled floor and splash back tiling.

## First Floor

## Master Bedroom

11'3" x 10'9" (3.43 x 3.28)

Laminated wooden flooring.

Television point. Telephone point.

ENSUITE: Pedestal wash hand basin with splash back tiling. Low flush w.c. Tiled floor. Separate shower cubicle.

## Bedroom Two

13'9" x 8'8" (4.19 x 2.64)

## Bedroom Three

11'3" x 10'1" (3.43 x 3.07)

## Bedroom Four

9'4" x 7'11" (2.84 x 2.41)

## Bathroom

White suite comprising panelled bath, separate shower cubicle, low flush w.c and pedestal wash hand basin. Tiled floor.

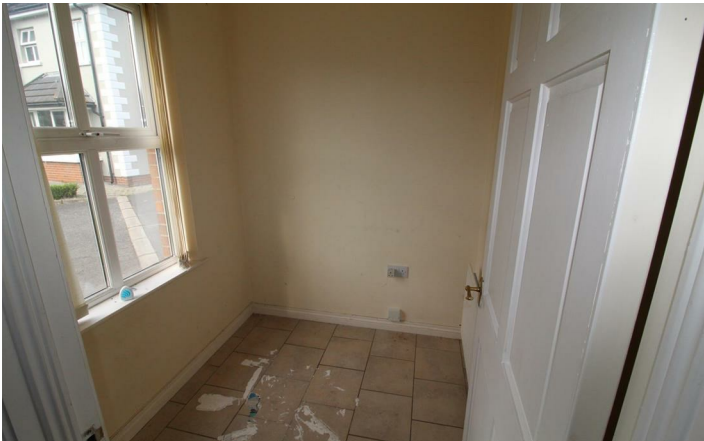
## Outside

Driveway to the side. Enclosed rear garden in lawns.



## Directions





Floor Plan

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