



ULSTER PROPERTY SALES

UPS

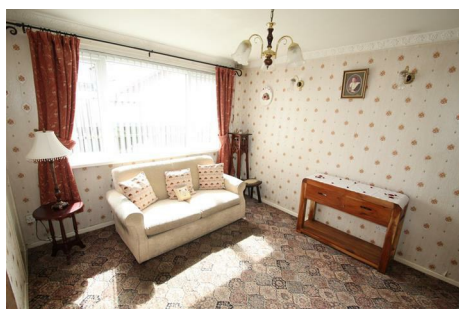
DOWNPATRICK BRANCH

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Downpatrick, County Down, BT30 6LR

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NETWORK STRENGTH - LOCAL KNOWLEDGE



10 WESTLAND GARDENS

Crossgar BT30 9EL

- End townhouse
- Three bedrooms
- Living room
- Kitchen with dining area
- Shower room
- Separate w.c on second floor
- Popular location
- Gardens

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

Offers Around £129,950

10 Westland Gardens

, Crossgar, BT30 9EL



Entrance Hall

6'7" x 3'0" (2.00m x 0.91m)
Pvc glazed front door to entrance hall.

Living Room

12'11" x 10'8" (3.94m x 3.26m)
Bright spacious living room with tiled fireplace.

Kitchen/Dining Room

12'1" x 14'0" (3.68m x 4.27m)
A range of high and low level units including stainless steel sink unit, recess for washing machine, dishwasher and oven. Tiled floor and walls.

Rear Porch

5'8" x 3'2" (1.73m x 0.97m)
Door to rear garden.

First floor

6'2" x 14'0" (1.88m x 4.27m)
Landing area with hotpress.

Bedroom 1

9'4" x 14'0" (2.85m x 4.27m)
Large front facing bedroom with large built in wardrobes.

Shower Room

Suite comprising low flush w.c, wash hand basin and walk in shower. Tiled splash area.

Bedroom 2

9'0" x 7'0" (2.75m x 2.13m)
Rear facing bedroom.

Second floor

8'9" x 3'8" (2.67m x 1.12m)

Bedroom 3

12'2" x 10'8" (3.71m x 3.25m)
Large rear facing bedroom.

WC

6'4" x 3'3" (1.93m x 0.99m)
Suite comprising low flush w.c and wash hand basin. Tiled splash area.

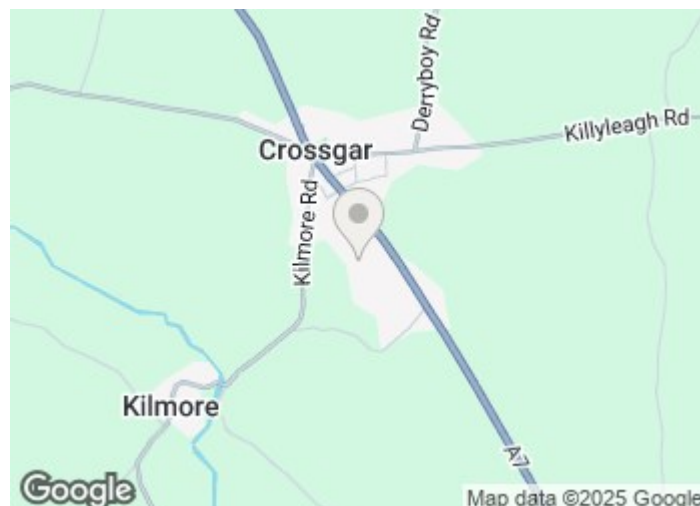
Store Room

3'7" x 14'8" (1.09m x 4.47m)
Large storage area.

Outside

To the front is an enclosed garden laid out in lawns with plantings. To the rear is a good sized enclosed garden with outhouse and plantings.

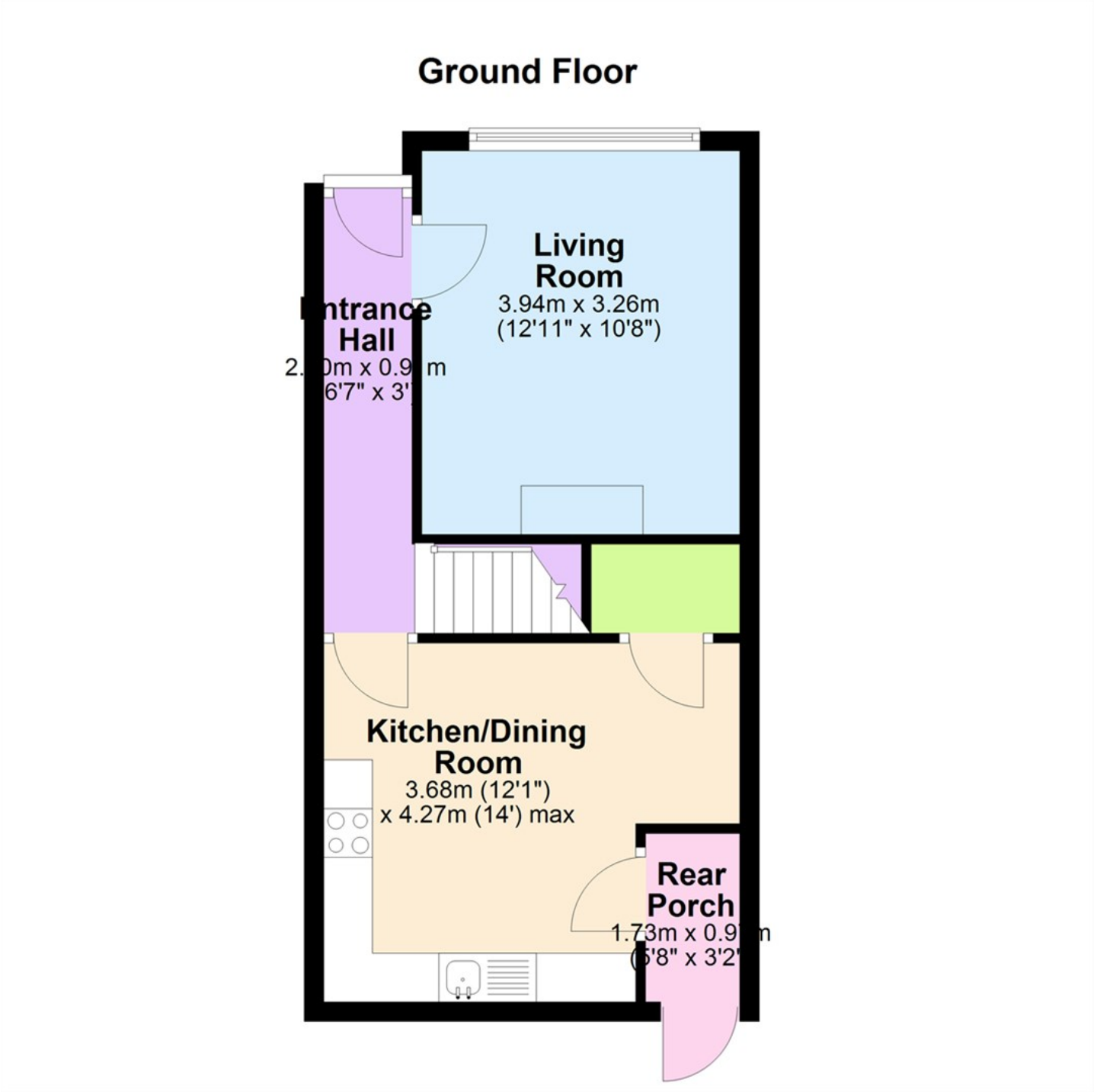
Door.



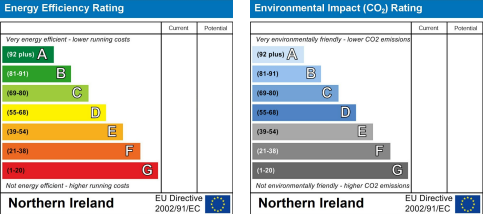
Directions



Floor Plan



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