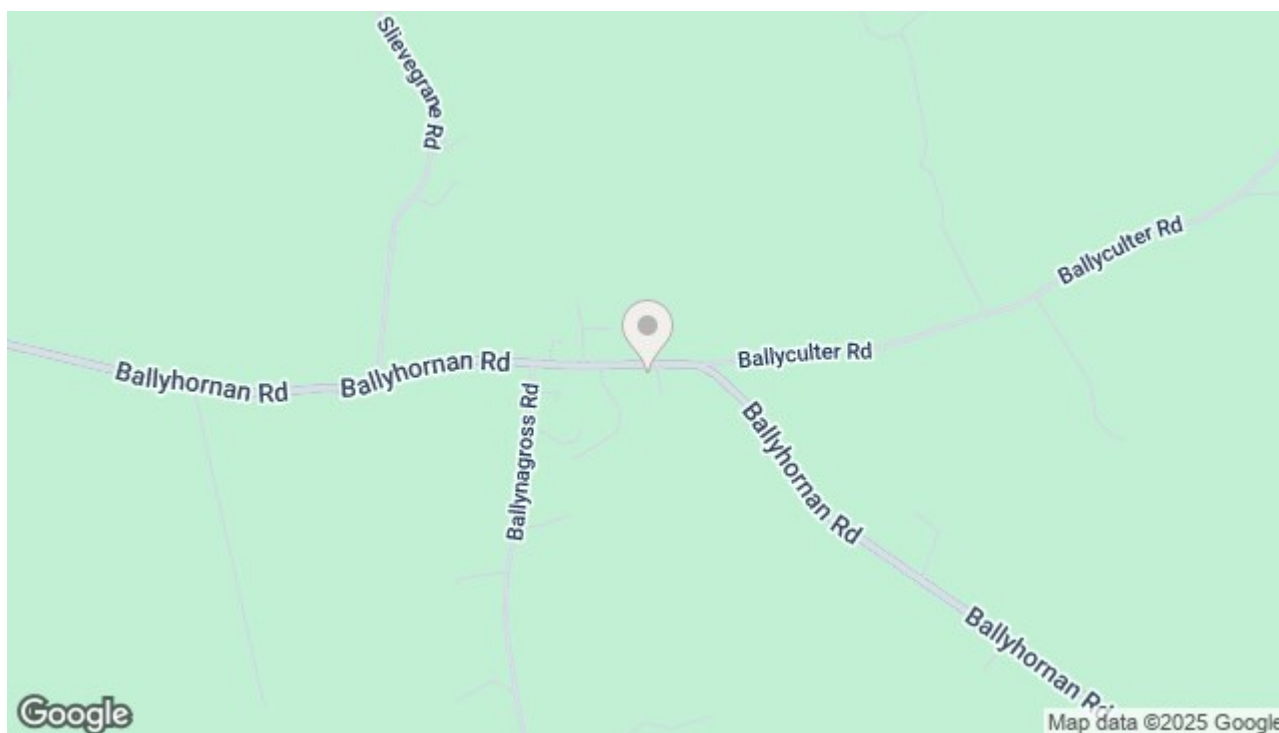




4 ACTONS CRESCENT, DOWNPATRICK, BT30 7BY

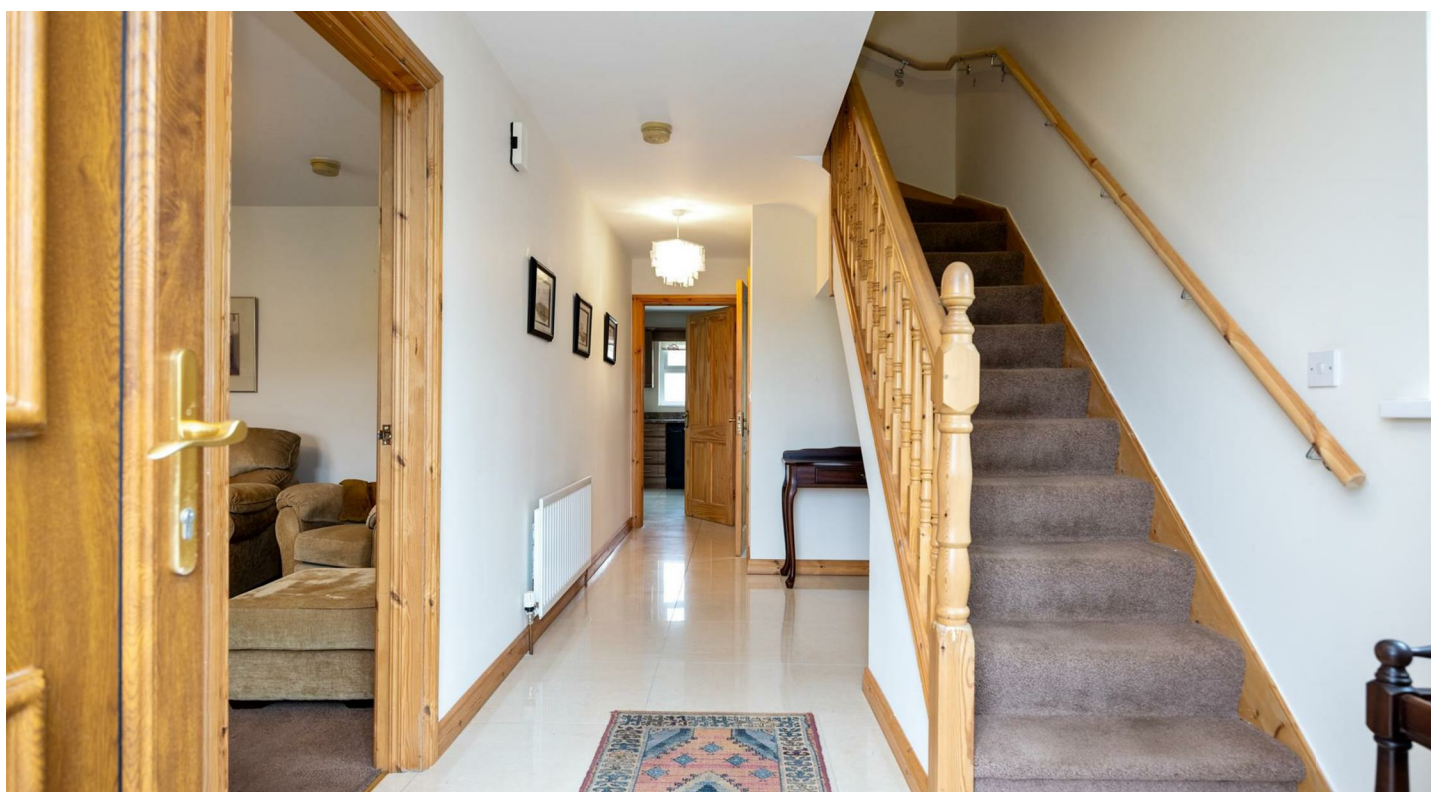
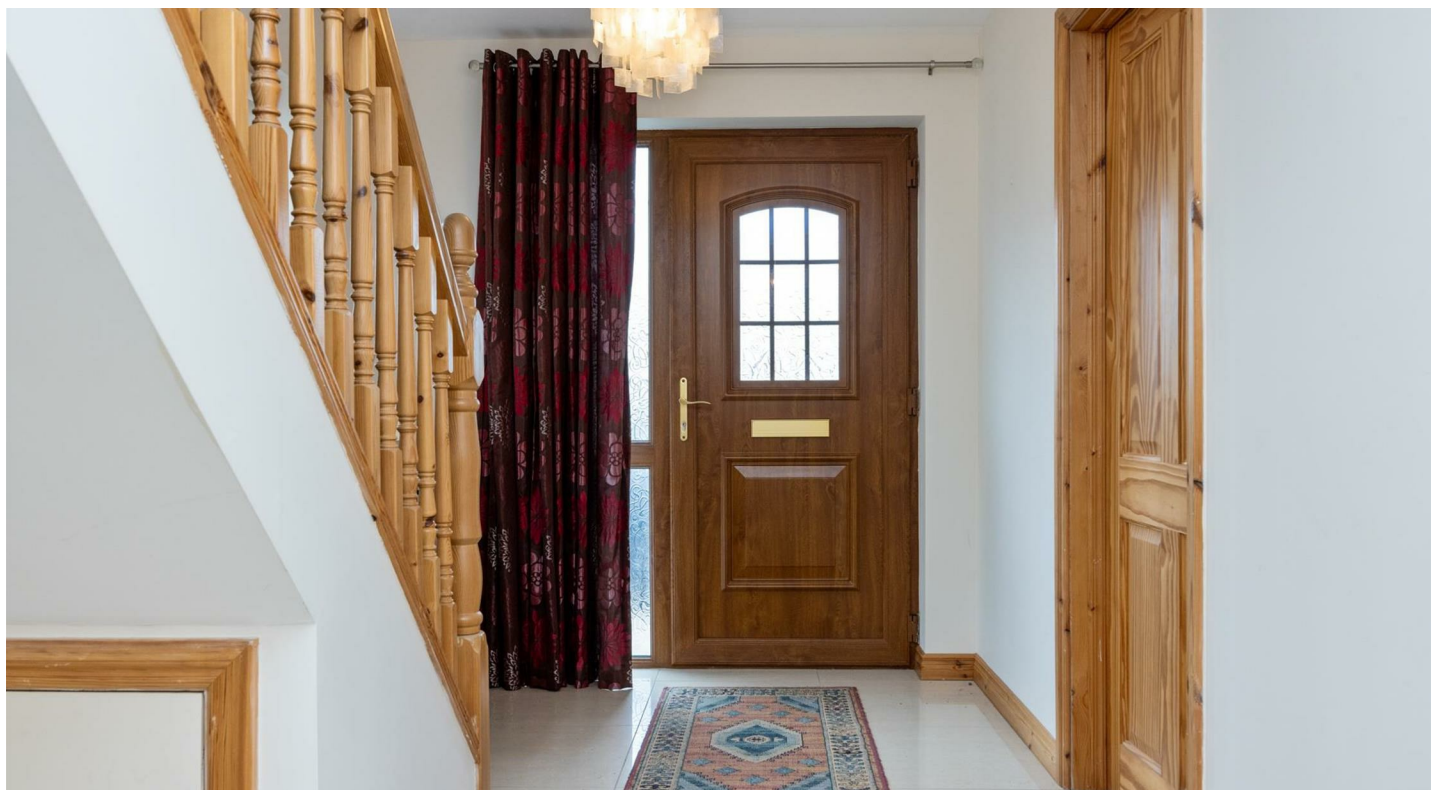


OFFERS AROUND £275,000

Set on a generous site laid in lawns and enjoying picturesque rural views to the front and side, this detached home is ideally located in the ever popular Actons Crescent. The property offers spacious and flexible accommodation, perfect for modern family living.

The ground floor comprises a welcoming lounge, a well-proportioned open-plan kitchen/dining/living area, and a convenient cloakroom. Upstairs, there are four comfortable bedrooms, including a master bedroom with ensuite, and a contemporary family bathroom.

Located just a short drive from Downpatrick and within easy reach of the beautiful coastal towns of Ballyhornan, Ardglass, and Strangford, this home offers the perfect blend of countryside charm and accessibility.



At a glance:

- Detached House
- Master Bedroom Ensuite
- Detached Garage
- Four Bedrooms
- Lounge

Entrance Hall

6'7" x 7'4"

Tiled flooring. Window to front, stairs, door to:

Living Room

15'8" x 14'6"

Two windows to front, Feature fireplace with decorative inset and wooden surround. , door to:

Kitchen/ Living/ Dining area

18'1" x 22'2"

High and low level units with integrated oven and hob with extractor fan. Integrated fridge/freezer. Recess for dishwasher. Tiled floor. Tiled at splashback. Patio doors at dining area to garden. Window to rear, double door, door to:

WC

5'3" x 3'11"

Window to side. White low flush w.c and pedestal wash hand basin.

Landing

9'3" x 11'0"

Door to:

Hotpress

3'9" x 2'3"

Master Bedroom

13'8" x 11'2"

Window to front, door to:

En-suite

3'9" x 8'2"

Shower cubicle with wall shower, pedestal wash hand basin, Low flush w.c. Fully tiled. Window to side.

Bedroom 2

8'11" x 10'9"

Window to rear, door to:

Bedroom 3

8'9" x 11'1"

Window to rear, door to:

Bathroom

Panelled bath with shower over, low flush w.c., pedestal wash hand basin. Fully tiled. Window to side, door.

Bedroom 4

10'0" x 11'0"

Window to front, door to:

Garage

Up and over door, side door.

Outside

Generous site laid out in lawns with tarmac driveway to detached garage. Rural views to the front and side.













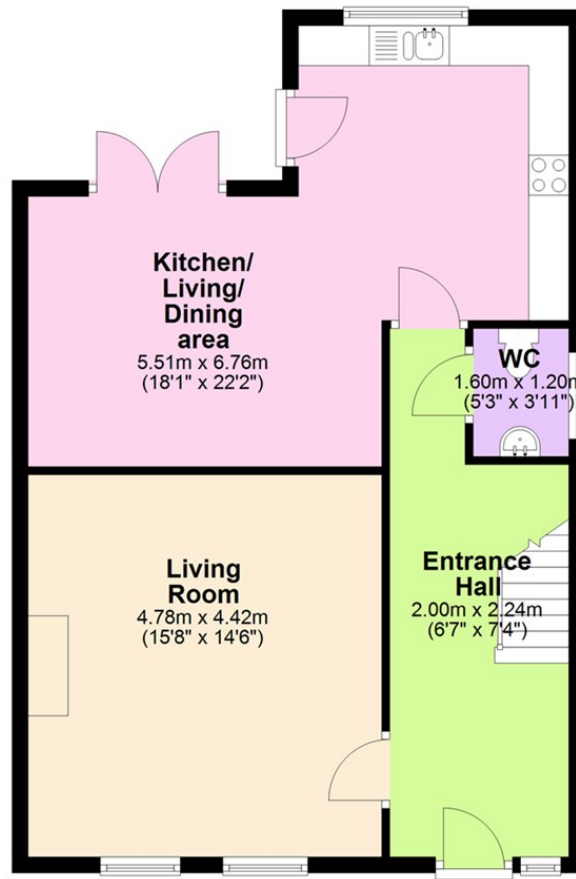






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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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