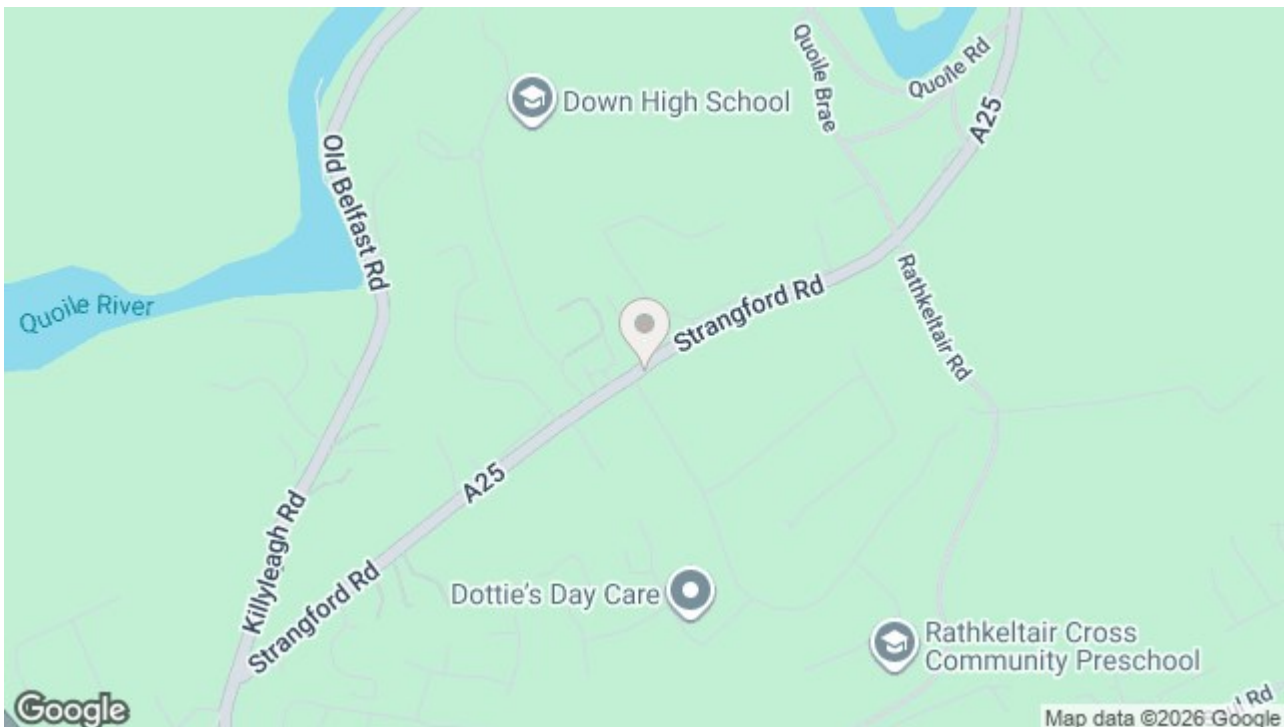




1 THE MEADOWS, DOWNPATRICK, BT30 6LN



OFFERS AROUND £420,000

Delightful Family Home in The Meadows, Strangford Road, Downpatrick

An exceptional opportunity to acquire this beautifully maintained family home, ideally situated in the sought after Meadows development on the Strangford Road. Enjoyed and cared for by the current owners over the last 26 years, this property offers spacious and versatile living ideal for the modern family.

The bespoke kitchen, complete with granite worktops, provides a stylish and functional heart to the home. With four generously sized bedrooms, including a master with ensuite, alongside a lounge, separate living room, and formal dining room, this home offers both space and comfort.

Set on a mature site, the property also benefits from a double garage gardens, perfect for family living.

Conveniently located within walking distance of the newly opened Down High School and just minutes from the scenic Quoile River walks, Downpatrick Cricket Club, and Downpatrick Golf Club this home combines family friendly living with a prime location.



At a glance:

- Detached Home
- Formal dining room
- Four generously sized bedrooms
- Utility Room
- Beautifully presented
- Lounge with separate living room
- Bespoke Kitchen
- Master bedroom with ensuite
- Double Garage
- Great location

Reception Hall

10'9" x 11'9"

Solid wooden flooring. Two windows to front, stairs, door to:

Living Room

13'8" x 16'7"

Window to front, window to side, Feature fireplace with decorative inset and tiled hearth and wooden surround with gas fire, double door, door to:

Kitchen/Dining

14'7" x 11'10"

High and low level units with granite worktop and splashback. 1 1/2 stainless steel sink unit. Integrated eye level double oven and dishwasher. Tiled floor. Window to rear, door to:

Dining Room

14'10" x 10'9"

Window to side, window to front, door to:

Utility Room

10'6" x 7'8"

High and low level units with granite worktop. Sink unit. Recess for American style fridge freezer. Integrated microwave. Tiled floor. Window to side, Back door.

Family Room

11'8" x 12'9"

Feature fireplace with decorative inset and wooden surround with gas fire. Window to side, double door, door to:

WC

3'9" x 6'6"

White low flush wc. and pedestal wash hand basin. Tiled floor. Tiled at splashback. Window to rear.

Cloakroom

4'5" x 6'6"

Two doors.

Landing

14'10" x 11'9"

Window to front.

Bedroom 1

13'7" x 13'0"

Window to front, built in robes, door to:

En-suite

10'0" x 3'3"

Shower cubicle with wall shower, vanity unit, low flush w.c.. Fully tiled.

Bedroom 2

11'9" x 13'0"

Window to rear, door to:

Robes

2'8" x 3'3"



Bedroom 3

12'10" x 10'9"

Window to front, door to:

Bedroom 4

13'11" x 10'9"

Window to rear, door to:

Bathroom

10'6" x 11'9"

White free standing bath with middle taps with shower attachment.

Shower cubicle with wall shower. Vanity unit and low flush w.c. Fully tiled.

Window to rear, door to:

Linen Closet

4'10" x 6'4"

Door.

Double Garage

Two windows to side, Two Up and over door, power and electric.

Outside

Tarmac driveway to the front rear with ample parking. Gardens in lawn with mature shrubs.

Paved patio area to rear.

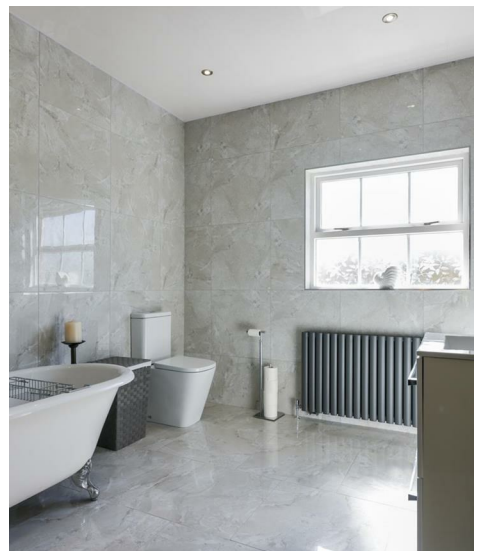










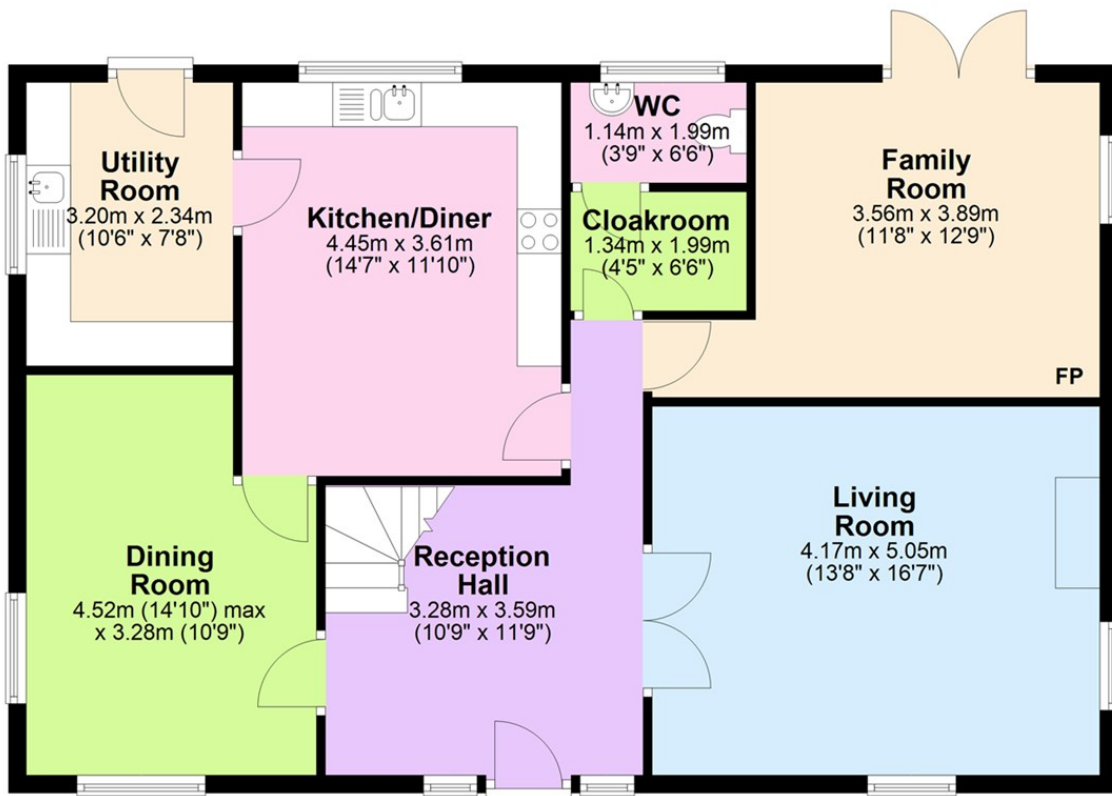






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	58
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

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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