



93 MINERSTOWN ROAD

Downpatrick BT30 8LS

- Detached House
- Large Mature Well Maintained Gardens
- Stunning Sea Views
- Three Bedrooms
- Family Bathroom
- Three Reception Rooms
- Kitchen/ Dining
- Easy Access to Local Beaches
- Large Outbuilding

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 £349,950

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, Downpatrick, BT30 8LS



Sun Room

7'9" x 13'6" (2.36m x 4.11m)

Double doors to garden. Stunning views towards the sea. Laminated wooden floor.

Entrance Hall

16'0" x 6'8" (4.88m x 2.04m)

Feature wooden door with glazed panels. Laminated wooden floor.

Living Room

12'11" x 12'11" (3.94m x 3.94m)

Feature fireplace with tiled surround and hearth. Picture rail.

Sitting Room

12'11" x 12'11" (3.94m x 3.94m)

Feature fireplace with tiled surround and hearth. Picture rail.

Porch

3'3" x 5'4" (0.99m x 1.63m)

Tiled floor. Storage cupboard. Through to kitchen:

Kitchen/Dining Area

12'0" x 12'11" (3.66m x 3.94m)

Range of high and low level units with stainless steel sink unit. Integrated eye level double oven. Tiled floor. Recess for fridge and dishwasher. Space for dining.

Bedroom 1

12'0" x 12'11" (3.66m x 3.94m)

Rear facing.

Landing

13'5" x 6'6" (4.09m x 1.99m)

Access to storage cupboard.

Bedroom 2

12'0" x 12'11" (3.66m x 3.94m)

Front facing. Access to storage cupboard.

Bedroom 3

12'0" x 12'11" (3.66m x 3.94m)

Front facing.

Bathroom

7'7" x 6'8" (2.31m x 2.04m)

White panelled bath with electric shower over, pedestal wash hand basin, low flush w.c. Tiled floor.

Outbuilding

18'2" x 6'7" (5.54m x 2.00m)

Large outbuilding. Power and light.

OUTSIDE

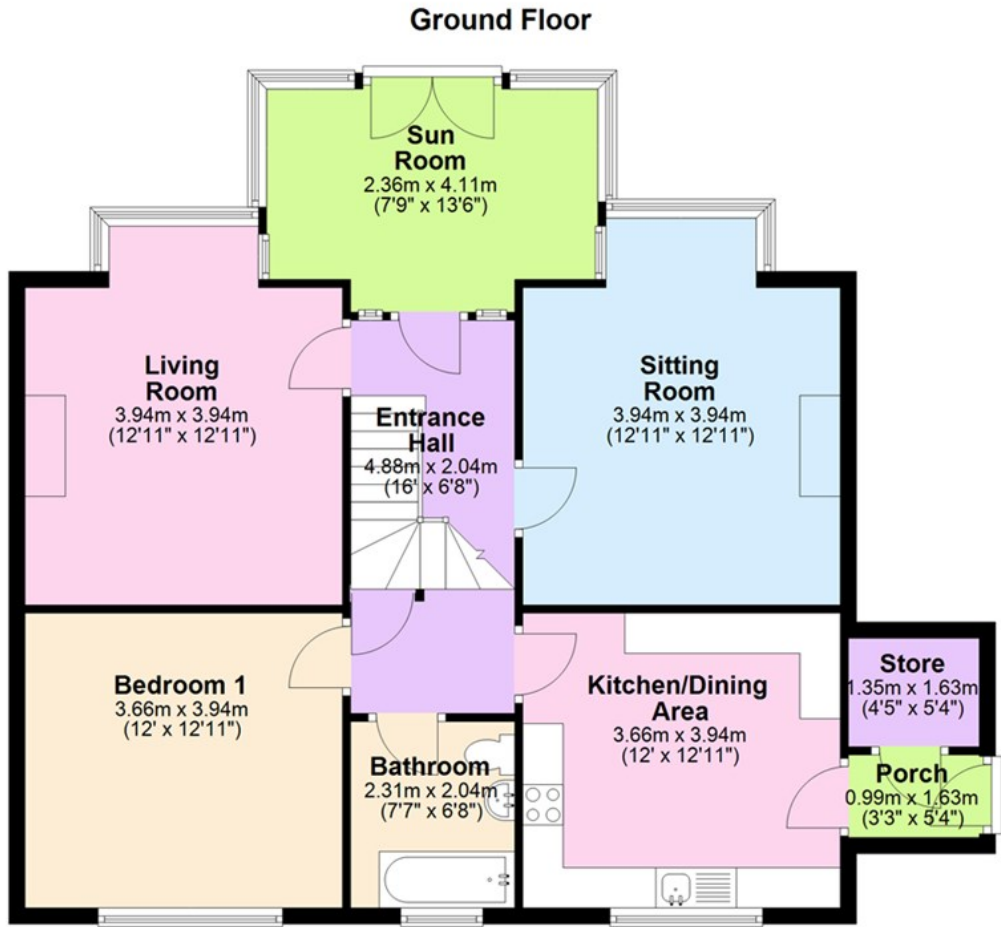
Accessed via gates to tarmaced driveway and ample space for parking and access to garage. To the front - well maintained gardens laid in lawn with an array of mature shrubbery and feature pond. Stunning sea views. To the side and rear - areas laid in lawn with trees.



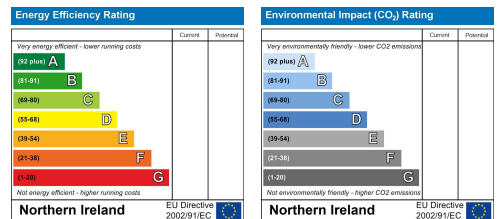
Directions



Floor Plan



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