



17 THE OLD MILL DOWNPATRICK BT30 9NZ



- Semi Detached House
- Three Bedrooms
- Living Room
- Kitchen/dining area
- Detached garage with play room

Offers Around £205,000

Tenure: Freehold

Viewing: Please contact Downpatrick Branch Tel: 028 4461 4101

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		
81-95	B		
76-80	C		
55-69	D		
36-54	E		
21-35	F		
1-20	G		
Very energy inefficient - higher running costs			
Northern Ireland			
EU Directive 2002/91/EC			

Entrance Hall

16'11" x 6'8"

Tiled flooring. Window to side, stairs, door.

Living Room

16'11" x 12'4"

Tiled flooring. Two windows to front, fireplace with wooden surround with tiled inset and hearth, open plan, door to:

Kitchen/Dining Room

10'1" x 19'4"

High and low level units with 1 1/2 stainless steel sink unit. Integrated oven, hob and dishwasher. Tiled at splashback Tiled flooring. Window to rear, sliding door to rear garden, door to:

WC

5'9" x 2'7"

Tiled floor. Vanity unit and low flush w.c. Window to side, door to:

Landing

3'5" x 10'8"

Window to side.

Hotpress

2'1" x 3'11"

Door to:

Bedroom 1

10'1" x 12'0"

Window to rear, door to:

Bedroom 2

14'8" x 8'4"

Window to front, Storage cupboard, double door, door to:

Bathroom

6'7" x 7'0"

Panelled bath with telephone shower over, low flush w.c. vanity unit and separate shower cubicle with wall shower. Led mirror. Fully tiled. Spotlights. Window to rear, door to:

Bedroom 3

10'11" x 7'1"

Skylight, door to:

Garage storage area

Up and over door, door to:

Play Room/ Home office

9'5" x 11'1"

Door to garden.

Outside

Enclosed rear garden with gardens in lawn. Access to garage and play room. Tarmac driveway to the side with gardens in lawn to the front.

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.

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 Aaron Ferris on

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for our mortgage services. However, as independent mortgage advisors we do offer a purely fee based option charging up

