



ULSTER PROPERTY SALES

# UPS

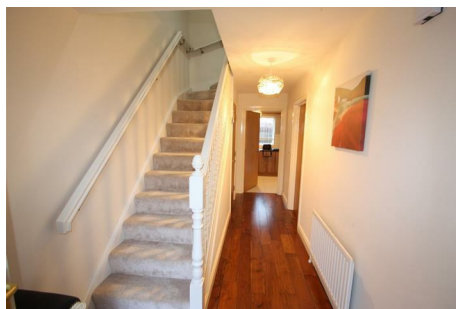
**DOWNPATRICK BRANCH**

Unit 7 49-51 Market Street,  
Downpatrick, County Down, BT30 6LR

**028 4461 4101**

[downpatrick@ulsterproperty.co.uk](mailto:downpatrick@ulsterproperty.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 77 BOULEVARD PARK

Newcastle BT33 0GH

- End townhouse
- Three bedrooms
- Master bedroom ensuite
- Living room
- Kitchen with dining area
- downstairs w.c
- Family bathroom
- Beautifully presented
- Great location
- Good gardens

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

**Offers Around £235,000**

# 77 Boulevard Park

, Newcastle, BT33 0GH



**Entrance Hall**

17'5" x 6'10" (5.31m x 2.09m)  
Wood glazed front door to entrance hall with solid wood flooring.

**Living Room**

15'5" x 12'0" (4.70m x 3.66m)  
Bright spacious living room with solid wood flooring, bay window and feature fireplace. Double doors to:

**Kitchen/Dining Room**

10'4" x 19'2" (3.15m x 5.84m)  
A range of high and low level units including stainless steel sink unit, integrated fridge freezer, oven, hob and washing machine. Tiled floor and splash areas. Double doors to rear.

**WC**

6'4" x 2'8" (1.93m x 0.81m)  
White suite comprising low flush w.c and wash hand basin. Tiled floor and splash.

**Landing**

Storage.

**Bedroom 1**

13'10" x 6'7" (4.22m x 2.00m)  
Rear facing bedroom with ensuite.

**En-suite**

3'0" x 10'0" (0.91m x 3.05m)  
White suite comprising low flush w.c, wash hand basin and shower cubicle. Tiled floor and splash areas.

**Bedroom 2**

8'10" x 12'0" (2.69m x 3.65m)  
Front facing bedroom.

**Bathroom**

White suite comprising panel bath, low flush w.c and wash hand basin. Tiled floor and splash area.

**Bedroom 3**

10'5" x 7'8" (3.18m x 2.34m)  
Rear facing bedroom.

**Outside**

To the front and rear are good sized, well presented gardens laid out in lawns with ample parking and a raised seating area.

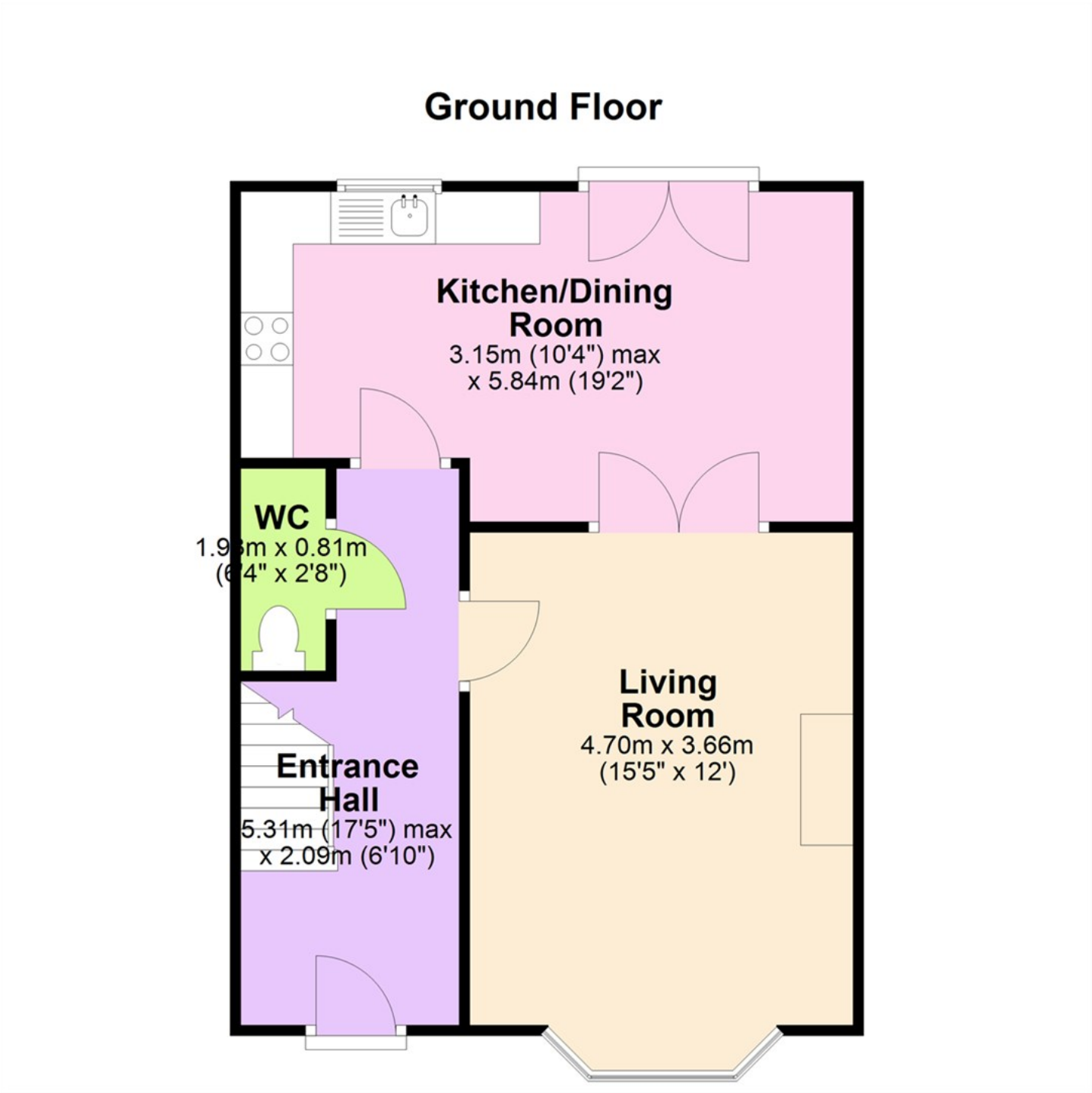


**Directions**

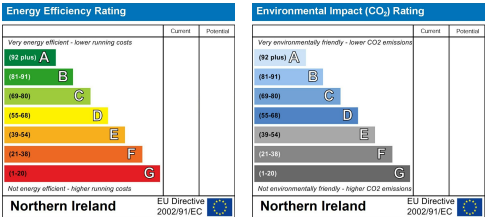




Floor Plan



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BALLYNAHINCH 028 9756 1155	CAVEHILL 028 9072 9270	FORESTSIDE 028 9064 1264	NEWTOWNARDS 028 9181 1444	



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