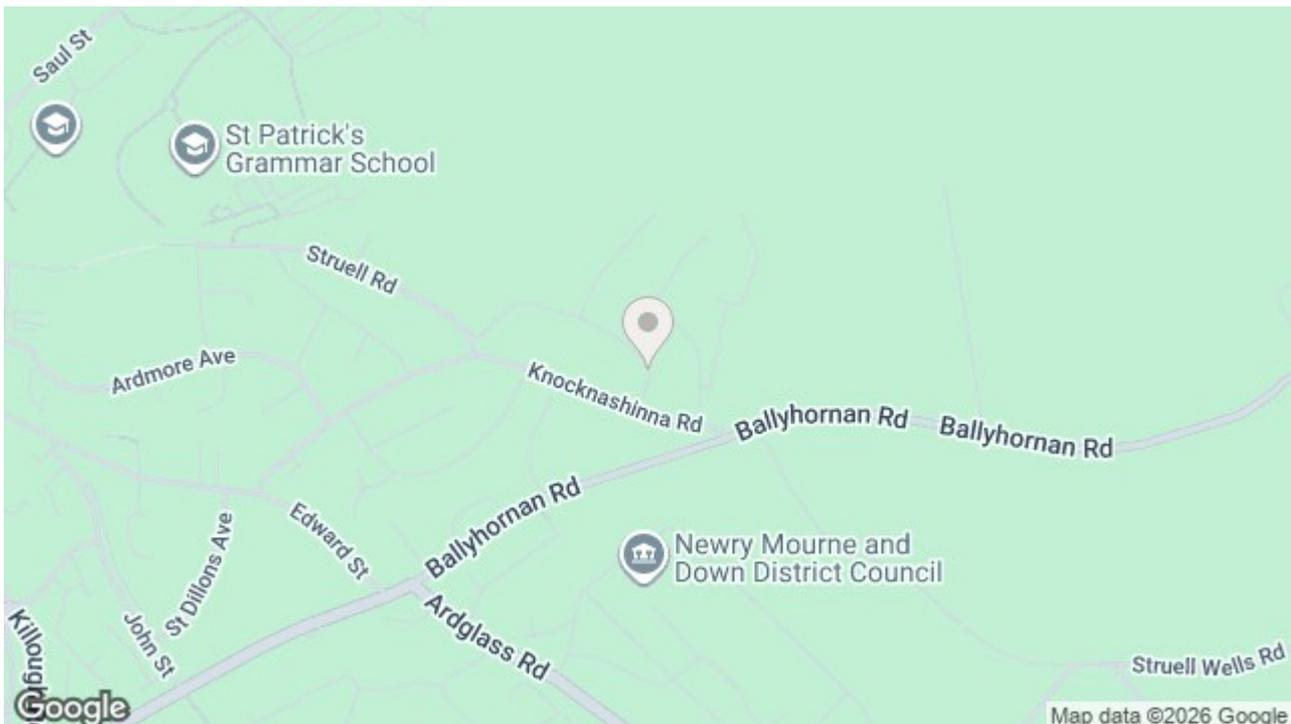




3 SPRINGVALE DRIVE, DOWNPATRICK, BT30 6RG



OFFERS AROUND £230,000

We are delighted to present for sale this spacious four bedroom detached home, ideally located in the highly sought after Knocknashinna area of Downpatrick.

Conveniently situated within walking distance of local schools and close to the Downe Hospital, as well as a range of local shops and amenities, this property offers both comfort and convenience for modern family living.

Internally, the home comprises a bright and welcoming lounge, a well-appointed kitchen with dining area and separate pantry, a family bathroom, and four generously sized bedrooms. Two of the bedrooms benefit from ensuite facilities, while the impressive master bedroom also features a dressing room and private ensuite.

Externally, the property is further enhanced by a tarmac driveway, a front garden laid in lawn, a detached garage, and a large, private rear garden also laid in lawn ideal for families and outdoor entertaining.



## At a glance:

- Detached Bungalow
- Two Bedrooms Ensuite
- Kitchen/Dining area
- Enclosed rear gardens
- Four Bedrooms
- Family Bathroom
- Living Room

### Entrance Hall

Two windows to front with built in storage cupboards

### Living Room

14'3" x 14'9"

Large living room, window to front, Open fireplace with tiled hearth.

### Kitchen/Dining Room

10'3" x 19'10"

High and low level units with recess for electric hob and oven. Stainless steel sink. Back door. Tiled splash area. Tiled floor. Shelved Pantry to side.

### Larder

4'6" x 1'10"

### Store

### Hotpress

2'5" x 2'9"

### Bathroom

Family bathroom with comprising panelled bath, wash hand basin and low flush w.c. Fully tiled.

### Bedroom 1

13'11" x 8'10"

Large double room with window to rear, leading to dressing room and ensuite.

### Dressing Room

7'2" x 9'0"

Double radiator, wooden flooring, leading to ensuite

### En-suite

Window to side, White suite comprising shower cubicle, wash hand basin and low flush w.c. Tiled floor. Part tiled walls.

### Bedroom 2

8'10" x 12'0"

Double room, window to side, Wooden flooring. Leads to ensuite

### En-suite

Window to side, White suite comprising shower cubicle, wash hand basin and low flush w.c.

### Bedroom 3

8'10" x 11'11"

Double room with wooden flooring

### Bedroom 4

10'0" x 7'10"

Window to rear, door to:

### Garage

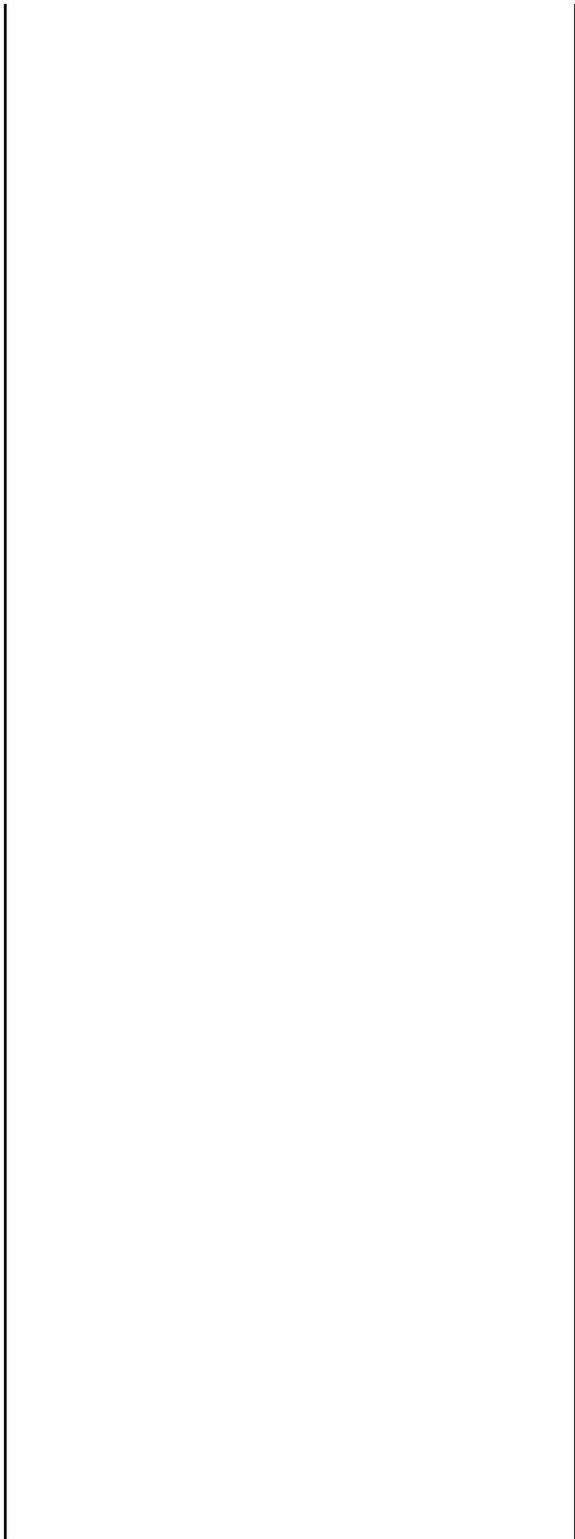
Window to rear, Up and over door.

### Outside

Driveway to the front with gardens laid in lawn to front.



Enclosed spacious garden to rear laid in lawn.















Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	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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**PRS** Property  
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Scheme

**OFT**  
Approved code

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