



26 DEMESNE HOLLOW

Downpatrick BT30 6WF

- Semi Detached House
- Three Bedrooms (Master Bedroom Ensuite)
- Living Room
- Sitting Room
- Kitchen with Dining area
- Enclosed rear garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £219,950

26 Demesne Hollow

, Downpatrick, BT30 6WF



Entrance Hall

Two windows to front . Stairs to first floor and stairs to lower level, door to:

Living Room

19'2" x 12'2" (5.83m x 3.71m)

Two windows to the front, Feature fireplace with wooden surround and mantle with tiled hearth. Laminated wooden floor. . door.

Kitchen/Dining Room

9'8" x 19'9" (2.95m x 6.02m)

High and low level units with 1 1/2 stainless steel sink unit. Integrated double eye level oven and microwave. Integrated cooker. Recess for dishwasher. Tiled at splashback. Tiled floor. Back door to garden.

Storage

Door to:

WC

White low flush w.c and wash hand basin, Tiled floor.

Landing

Storage cupboard, double door, door.

WC

11'4" x 3'5" (3.45m x 1.04m)

Window to side, door to:

Bedroom 1

14'2" x 12'8" (4.33m x 3.86m)

Window to Front.

En-suite

White low flush w.c., pedestal wash hand basin. Shower cubicle. Fully tiled. Towel radiator. Skylight, door to:

Bathroom

White panelled bath with shower attachment, low flush w.c., and pedestal wash hand basin. Fully tiled. Window to side, door to:

Store

Bedroom 2

13'10" x 9'8" (4.22m x 2.95m)

Window to rear. door to:

Bedroom 3

9'8" x 10'2" (2.95m x 3.11m)

Window to rear, door to:

Landing

Door.

Sitting Room

20'10" x 11'4" (6.35m x 3.45m)

Two windows to rear.

Utility Room

8'8" x 8'2" (2.64m x 2.49m)

Low level units with recess for washing machine and tumble dryer. Window to side, door to:

Outside

Off street parking to the front. Enclosed rear garden with paved patio area and gardens in lawn.

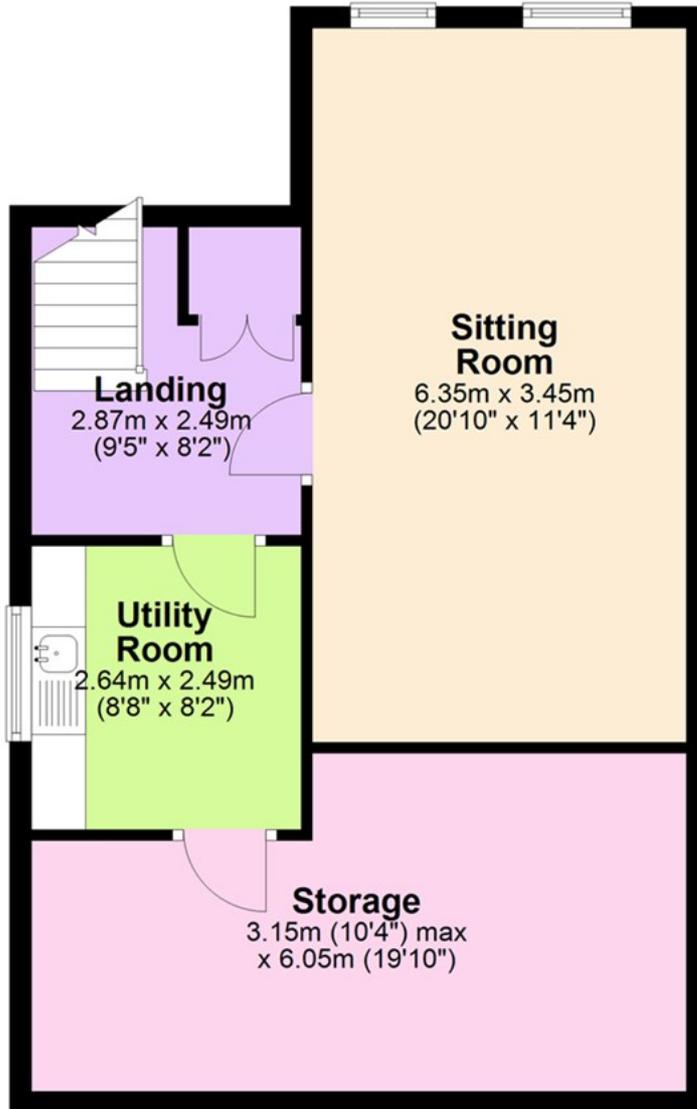


Directions

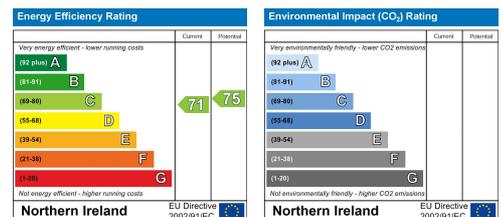


Floor Plan

Basement



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986
CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000
DOWNPATRICK
028 4461 4101
FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295
MALONE
028 9066 1929
NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000

