



11 ROUGHAL PARK

Downpatrick BT30 6HB

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		49	60
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £250,000

11 Roughal Park

, Downpatrick, BT30 6HB



Porch

Door to:

Entrance Hall

Storage cupboard, stairs, open plan, door to:

Living Room

17'7" x 11'8" (5.36m x 3.56m)

Window to rear, window to front, Marble fireplace, wooden flooring, wall lights, corncicing, door to:

Sitting Room

9'10" x 11'8" (3.00m x 3.56m)

Window to rear, Brick fireplace, door to:

Hallway

Door to:

Kitchen/Dining Room

11'9" x 9'10" (3.58m x 3.00m)

High and low level units with integrated

double oven, stainless steel sink unit

Tiled floor. Part tiled walls. Two windows to side, door.

Shower Room

Shower cubicle with electric shower, pedestal wash hand basin and low flush w.c., Window to side, sliding door, door to:

Landing

Window to front, door to:

Bedroom 2

10'2" x 11'7" (3.11m x 3.54m)

Window to rear, door to:

Bedroom 3

9'10" x 7'0" (3.00m x 2.13m)

Window to rear, Storage cupboard, door to:

Bedroom 4

9'10" x 9'6" (3.00m x 2.90m)

Window to rear, door to:

Bathroom

Coloured suite with shower over bath, low flush w.c and pedestal wash hand basin. Part tiled walls. Window to front, Storage cupboard, door to:

Store

WC

Bedroom 1

7'3" x 11'7" (2.21m x 3.54m)

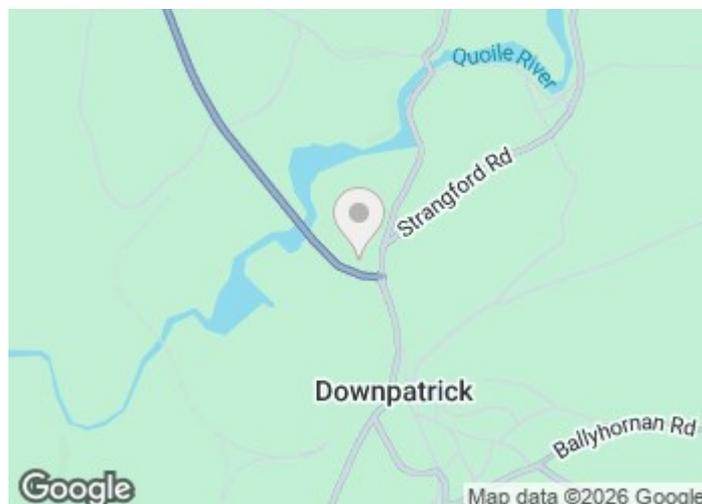
Window to front, door.

Garage

Up and over door, door.

Outside

Mature gardens with gardens in lawn to the front. Rear gardens in lawn with mature shrubs and trees with greenhouse. Driveway with ample parking.

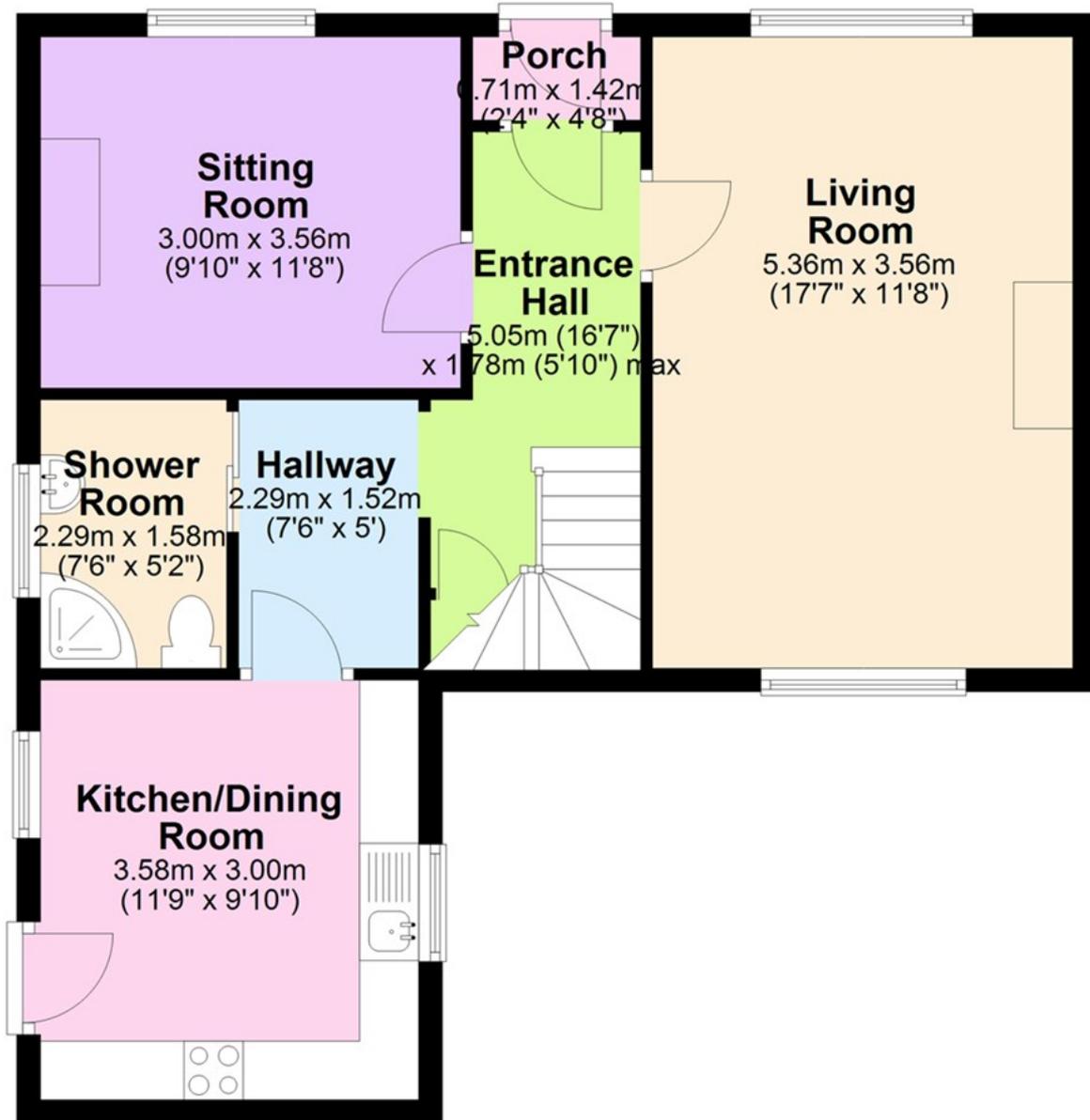


Directions

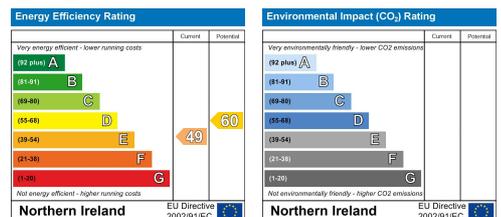


Floor Plan

Ground Floor



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.



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