

## 27B OLD PARK ROAD

Downpatrick BT30 8PS

- Detached home on elevated site
- Five Bedrooms
- Two bedrooms ensuite
- Family bathroom
- Open plan kitchen/living/dining area
- Living room
- Detached Garage

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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Around £395,000**

# 27B Old Park Road , Downpatrick, BT30 8PS



## Entrance Hall

Two windows to front, two windows to side, Wooden staircase, Tiled Flooring

## Living Room

15'11" x 16'2" (4.85m x 4.93m)

Two windows to front, window to side, Feature fireplace. Wooden flooring

## Kitchen/ Living/ Dining area

23'4" x 26'11" (7.11m x 8.20m)

High and low level units with recess for fridge/freezer and range cooker. Sink unit. Wooden flooring, Tiled at splashback. Window to side, fireplace with wood burning stove, double doors to garden. door to:

## Sun Room

Upvc door to the side. Laminate flooring, Tongue and groove ceiling with spotlights.

## Utility Room

6'3" x 9'8" (1.91m x 2.95m)

Window to rear, Recess for tumble dryer. door to rear:

## WC

6'3" x 2'11" (1.91m x 0.89m)

Low flush w.c. Window to rear.

## Bedroom 1

14'6" x 13'0" (4.42m x 3.96m)

Two windows to front, Wooden flooring. door to:

## Walk-in Wardrobe

Door to:

## En-suite

Shower cubicle with wall shower, low flush w.c. and pedestal wash hand basin. Tiled flooring. Window to rear, door to:

## Bedroom 2

11'9" x 10'4" (3.58m x 3.15m)

Laminated wooden flooring. Two windows to front, door to:

## Wardrobe

5'10" x 2'0" (1.78m x 0.61m)

## Bedroom 3

11'9" x 10'4" (3.58m x 3.15m)

Laminated wooden flooring. Two windows to front, double door, door to:

## Wardrobe

5'7" x 2'0" (1.71m x 0.61m)

Double door, door to:

## Study

11'8" x 10'5" (3.56m x 3.18m)

Window to rear, door to:

## Hotpress

3'6" x 5'0" (1.07m x 1.52m)

Door to:

## Bathroom

Panelled bath with telephone hand shower over, separate shower cubicle, low flush w.c. and pedestal wash hand basin. Tiled floor. Window to rear, door to:

## Landing

### Bedroom 4

13'8" x 23'6" (4.17m x 7.16m)

Two skylights, door to:

### En-suite

Shower cubicle with wall shower, pedestal wash hand basin and low flush w.c. Door to:

### Bedroom 5

15'4" x 16'3" (4.67m x 4.95m)

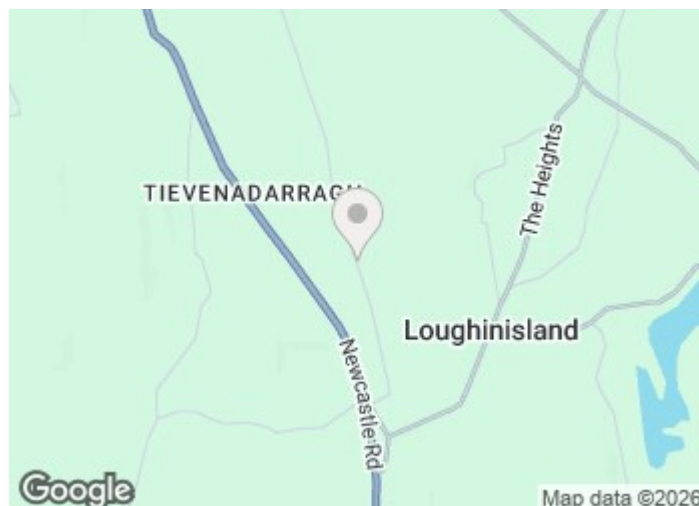
Three skylights, door to:

## Garage

Window to side, Up and over door, door.

## Outside

Tarmac driveway to the side and rear. Situated on approx 1 acre site with gardens in lawn with mature shrubs and trees with lovely countryside views.



## 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-91) <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>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-91) <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		Not environmentally friendly - higher CO <sub>2</sub> emissions Northern Ireland EU Directive 2002/91/EC	

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