



8B OLD BELFAST ROAD

Downpatrick BT30 6SG

- Detached House
- Ground floor bedroom with ensuite
- Open plan first floor lounge, kitchen and dining area
- Master bedroom ensuite
- Garage
- Enclosed rear gardens
- Views over Downpatrick Cricket club

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £209,950

8b Old Belfast Road

, Downpatrick, BT30 6SG



Ground Floor

Tiled flooring.

Integrated Garage

Roller door. Power and light.

Double Bedroom

15'9" x 10'2" (4.8 x 3.1)

Wooden flooring.

Ensuite

White low flush w.c, wash hand basin.

Stairs to First Floor

Lounge

17'11" x 12'6" (5.46 x 3.8)

Wooden flooring. Feature fireplace.

Juliet balcony with Views over

Downpatrick Cricket Club.

Kitchen/Dining

19'0" x 10'0" (5.8 x 3.05)

High and low level units with integrated dishwasher, fridge freezer and oven and hob. Stainless steel sink unit. Tiled at splashback.

Wooden flooring. Door to rear garden..

Storage cupboard

Stairs to Second Floor

Master bedroom with Ensuite

11'5" x 11'9" (3.47 x 3.57)

Views to front. Ensuite with pedestal wash hand basin, low flush w.c and shower cubicle with wall shower.

Tiled floor. Panelled at splashback.

Hotpress

Bedroom 3

7'9" x 13'4" (2.37 x 4.07)

Bedroom 4

8'7" x 9'7" (2.62 x 2.92)

Family Bathroom

7'10" x 6'11" (2.4 x 2.1)

Panelled bath with hand shower, low flush w.c and wash hand basin. Tiled floor. Tiled at splashback.

Outside

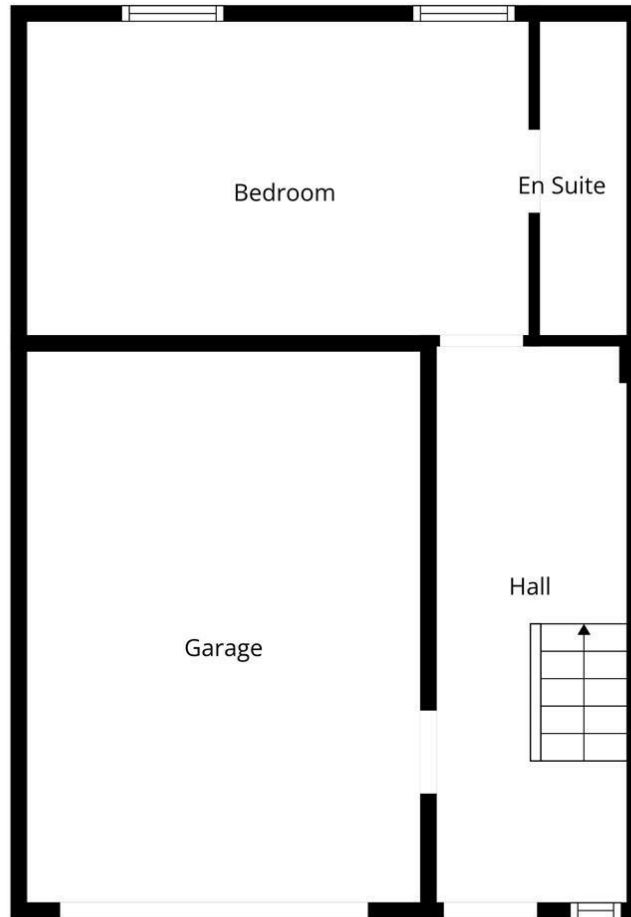
Paved patio area leading to gardens in lawn fully enclosed.



Directions

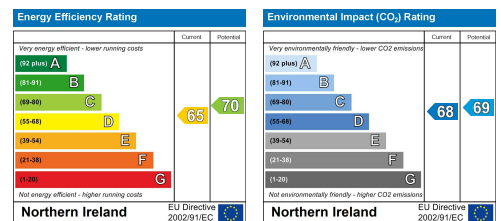


Floor Plan



Floorplan Is For Illustrative Purposes Only And Is Not To Scale

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