

ULSTER PROPERTY SALES

# UPS

## DOWNPATRICK BRANCH

Unit 7 49-51 Market Street, Downpatrick,  
County Down, BT30 6LR

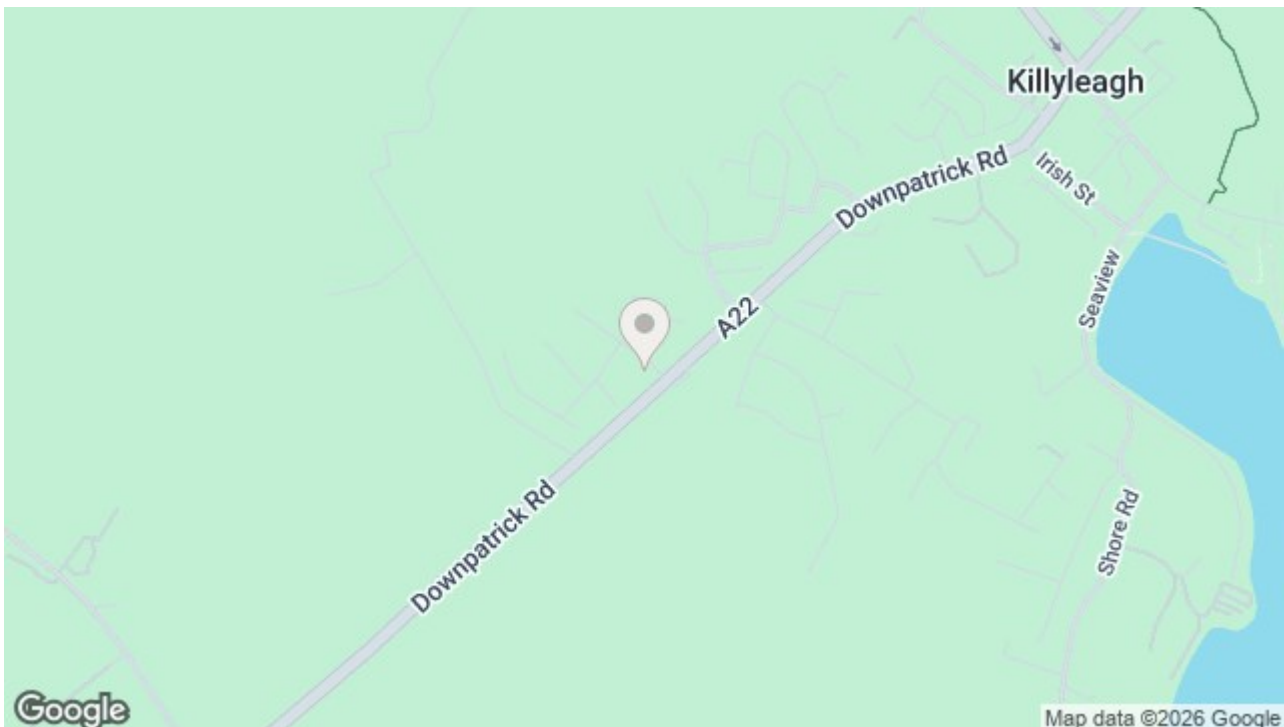
028 4461 4101

downpatrick@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



10A ANNSFIELD PARK, KILLYLEAGH, CO DOWN, BT30 9PS



OFFERS AROUND £229,950

This beautifully presented semi detached bungalow is ideally situated on the edge of Killyleagh, within easy walking distance of local shops and amenities, while also being just a short distance from Delamont Country Park and Killyleagh Yacht Club and yet only a short commute to Downpatrick, Crossgar and beyond.

The property comprises a spacious lounge, a modern kitchen with dining area and patio doors leading to the garden, three bedrooms, and a family bathroom. The master bedroom further benefits from an ensuite.

Externally, the property boasts well maintained gardens, including an enclosed rear garden with a raised decked area ideal for outdoor entertaining.



## At a glance:

- Semi Detached Bungalow
- Three Bedrooms (master with ensuite)
- Lounge
- Modern fitted kitchen & dining area
- Beautifully presented
- Off street parking

### Entrance Hall

Tiled flooring. Window to front, door.

### Living Room

15'5" x 11'9"

Fireplace with brick surround with wooden beam with electric fire. Wooden flooring. Window to front, door to:

### Kitchen/Dining Room

12'8" x 19'2"

High and low level units with Belfast sink with electric hob and extractor. Eye level double oven. Recess for fridge/freezer. Island unit. Tiled floor. Window to rear, window to side, two windows to front, tiled at splashback. double doors to garden., door to:

### Utility Room

7'0" x 4'10"

Tiled floor. Recess for washing machine and tumble dryer. Window to rear, door to:

### Bedroom 1

13'0" x 9'3"

Wooden flooring. Double doors to garden, door to:

### En-suite

Shower cubicle with wall and rain shower, vanity unit, low flush w.c. Fully tiled. Door to:

### Bedroom 2

11'6" x 9'9"

Wooden flooring. Two windows to front, door to:

### Bedroom 3

8'1" x 9'9"

Wooden flooring. Door to:

### Bathroom

High flush w.c, white shower bath with shower door and telephone hand shower over, wash hand basin, Tiled flooring. tiled at splashback. Window to rear, door to:

### Hotpress

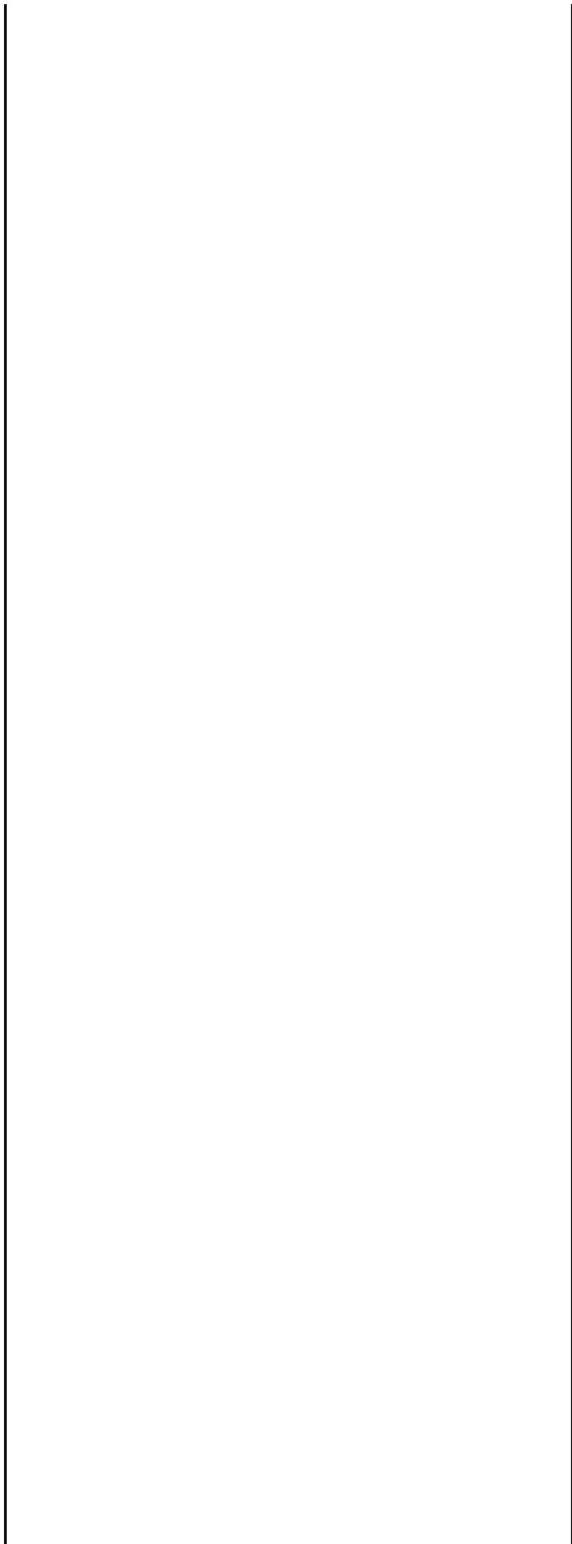
2'11" x 2'8"

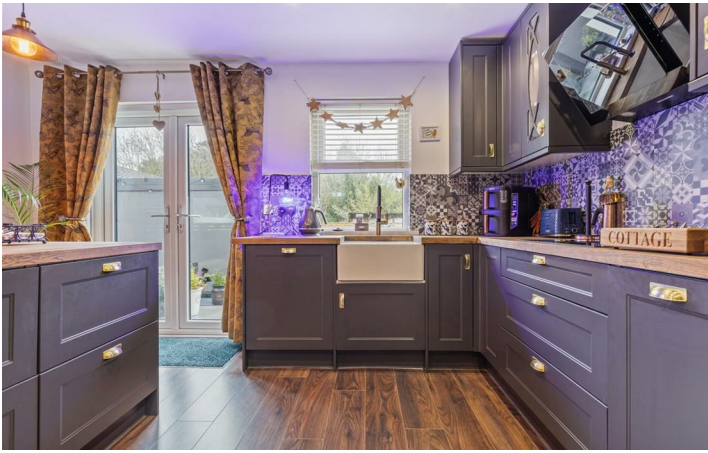
Door to:

### Outside

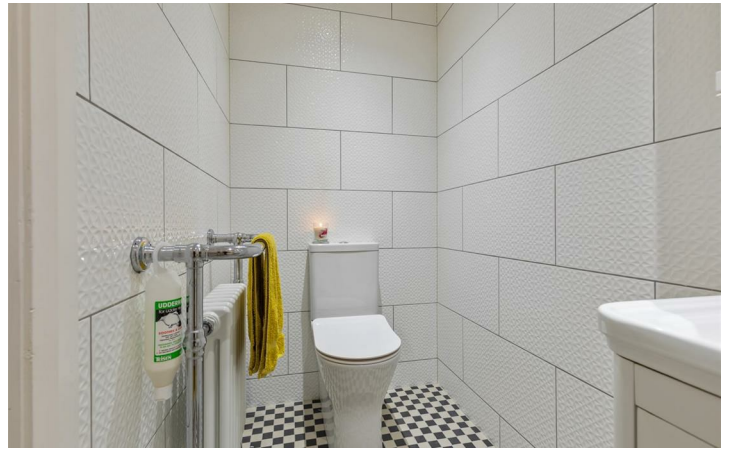
Driveway to the side with gardens in lawn to the front with shrubbery. Enclosed rear garden with raised composite decked area and stoned area ideal for entertaining and low maintenance.



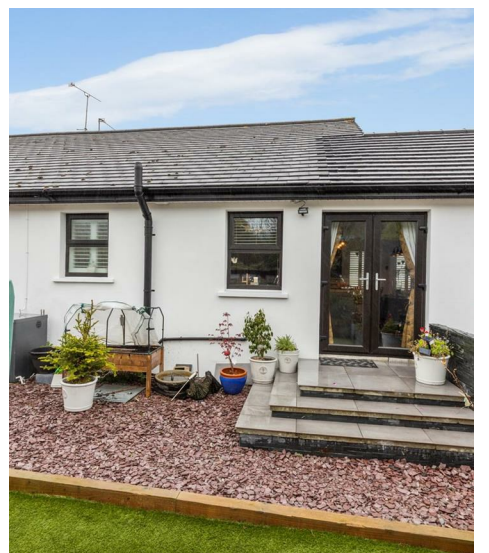










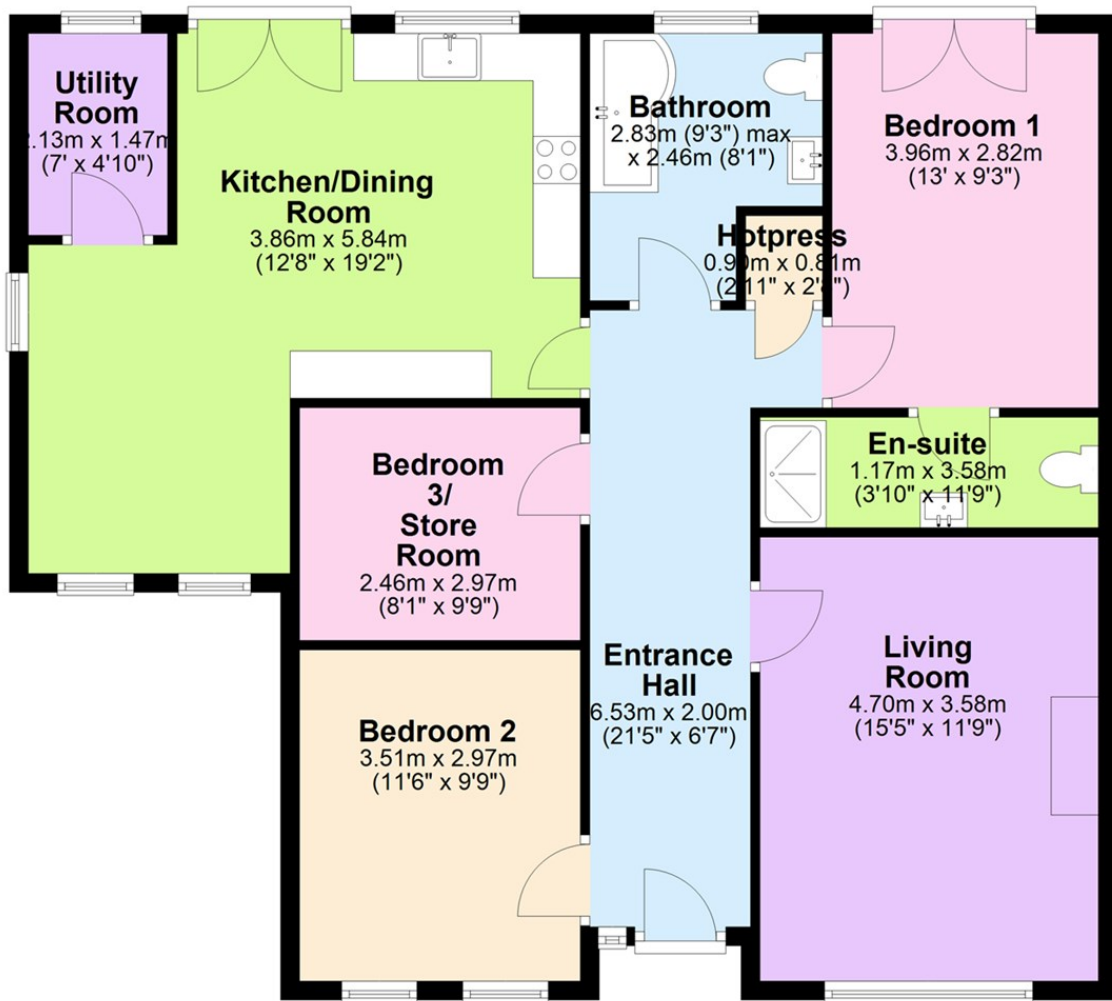






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>64</b>
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

[ULSTERPROPERTYSALES.CO.UK](http://ULSTERPROPERTYSALES.CO.UK)

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

DONAGHADEE  
028 9188 8000

GLENGORMLEY  
028 9083 3295

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929

BALLYNAHINCH  
028 9756 1155

CAVEHILL  
028 9072 9270

FORESTSIDE  
028 9064 1264

RENTAL DIVISION  
028 9070 1000

**PRS** Property  
Redress  
Scheme

**OFT**  
Approved code

Petrie Enterprises Ltd; Trading under licence as Ulster Property Sales (Ballymena) Gareth Dallas  
©Ulster Property Sales is a Registered Trademark