

9 RACE COURSE VIEW

Downpatrick BT30 6FL

- Semi detached home
- Four bedrooms
- living room
- Kitchen with dining area
- Downstairs w.c
- Master bedroom ensuite
- Family bathroom
- Well presented
- Good location
- Great value

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

Offers Around £210,000

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, Downpatrick, BT30 6FL



Entrance Hall

Two windows to front, stairs, three doors.

Living Room

17'9" x 11'8" (5.41m x 3.56m)

Window to front, fireplace, door to:

Kitchen/Dining Room

16'2" x 19'0" (4.93m x 5.79m)

Window to rear, double door, door to:

WC

Landing

Window to side, door.

Hotpress

3'3" x 2'1" (1.00m x 0.64m)

Bedroom 1

14'0" x 11'3" (4.27m x 3.43m)

Window to front, door to:

En-suite

3'2" x 9'10" (0.97m x 3.00m)

Bedroom 2

10'8" x 7'5" (3.26m x 2.26m)

Window to front, door to:

Bedroom 3

13'4" x 8'1" (4.06m x 2.46m)

Window to rear, door to:

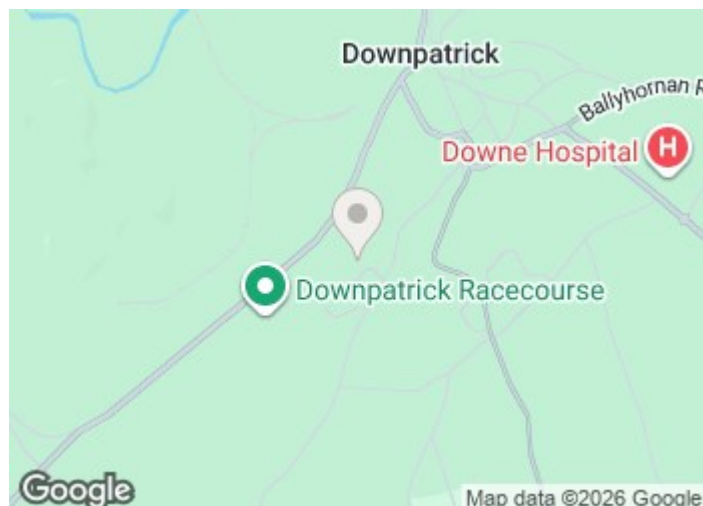
Bathroom

Door to:

Bedroom 4

8'1" x 10'6" (2.46m x 3.20m)

Window to rear, door to:

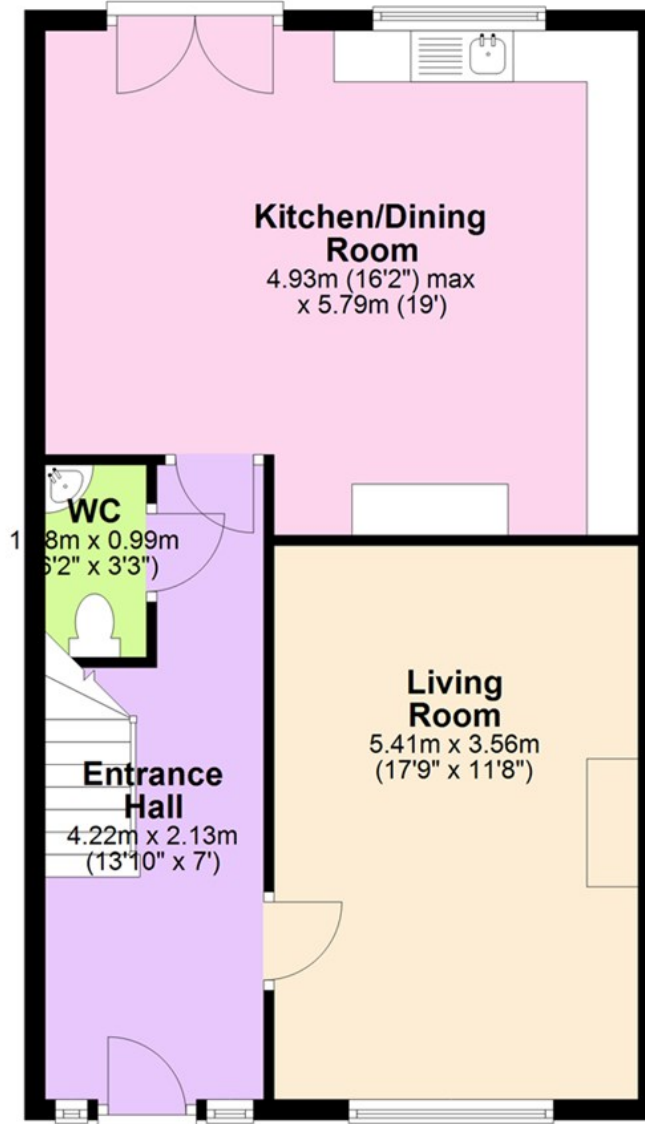


Directions

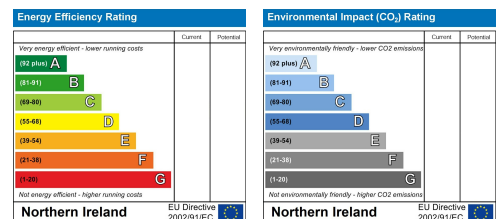


Floor Plan

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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