

72 GRAYSFIELD

Crossgar Downpatrick
BT30 9HG

- Detached House
- Four Bedrooms
- Master Bedroom Ensuite
- Open plan living/kitchen/dining area
- Detached Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	78
(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 £299,950

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Crossgar, Downpatrick, BT30 9HG



Entrance Hall

17'0" x 6'6" (5.19m x 1.98m)

Storage cupboard.

Living Room

17'11" x 10'10" (5.45m x 3.30m)

Wooden floating mantle with inset wood burning stove on tiled hearth, solid wooden flooring. door to:

Kitchen/Dining Room

11'2" x 17'8" (3.40m x 5.38m)

High and low level units with double eye level oven with electric hob, sink unit. Integrated dishwasher, fridge/freezer. Ceramic tiled floor. Patio doors to the rear. Open plan to family room.

Family Room

13'1" x 10'8" (3.99m x 3.25m)

Ceramic tiled floor.

WC

6'5" x 3'3" (1.95m x 1.00m)

White low flush w.c. and wash hand basin.

Utility Room

6'5" x 7'3" (1.95m x 2.20m)

High and low level units with stainless steel sink unit. Recess for washing machine and tumble dryer. Ceramic tiled floor. Tiled at splashback.

Landing

3'3" x 6'7" (0.99m x 2.00m)

Bedroom 1

16'11" x 10'11" (5.16m x 3.33m)

Wooden flooring. door to:

En-suite

6'10" x 6'1" (2.08m x 1.85m)

Corner shower cubicle with wall shower, vanity unit. Heated towel radiator. Fully tiled. door to:

Bedroom 2

11'2" x 10'8" (3.40m x 3.25m)

Window to rear. door to:

Bathroom

6'10" x 7'11" (2.08m x 2.41m)

White freestanding bath with shower head over, vanity unit, low flush w.c. fully tiled.

Extractor fan. door to:

Hotpress

3'8" x 2'11" (1.12m x 0.89m)

Bedroom 3

12'10" x 10'8" (3.91m x 3.25m)

Wooden flooring. door to:

Bedroom 4

13'7" x 9'3" (4.15m x 2.82m)

Wooden flooring. door to:

Garage

19'6" x 11'3" (5.94m x 3.43m)

Up and over door. Side door.

Outside

Enclosed rear garden with paved patio area.

Access to garage. Tarmac driveway to the front with ample parking.

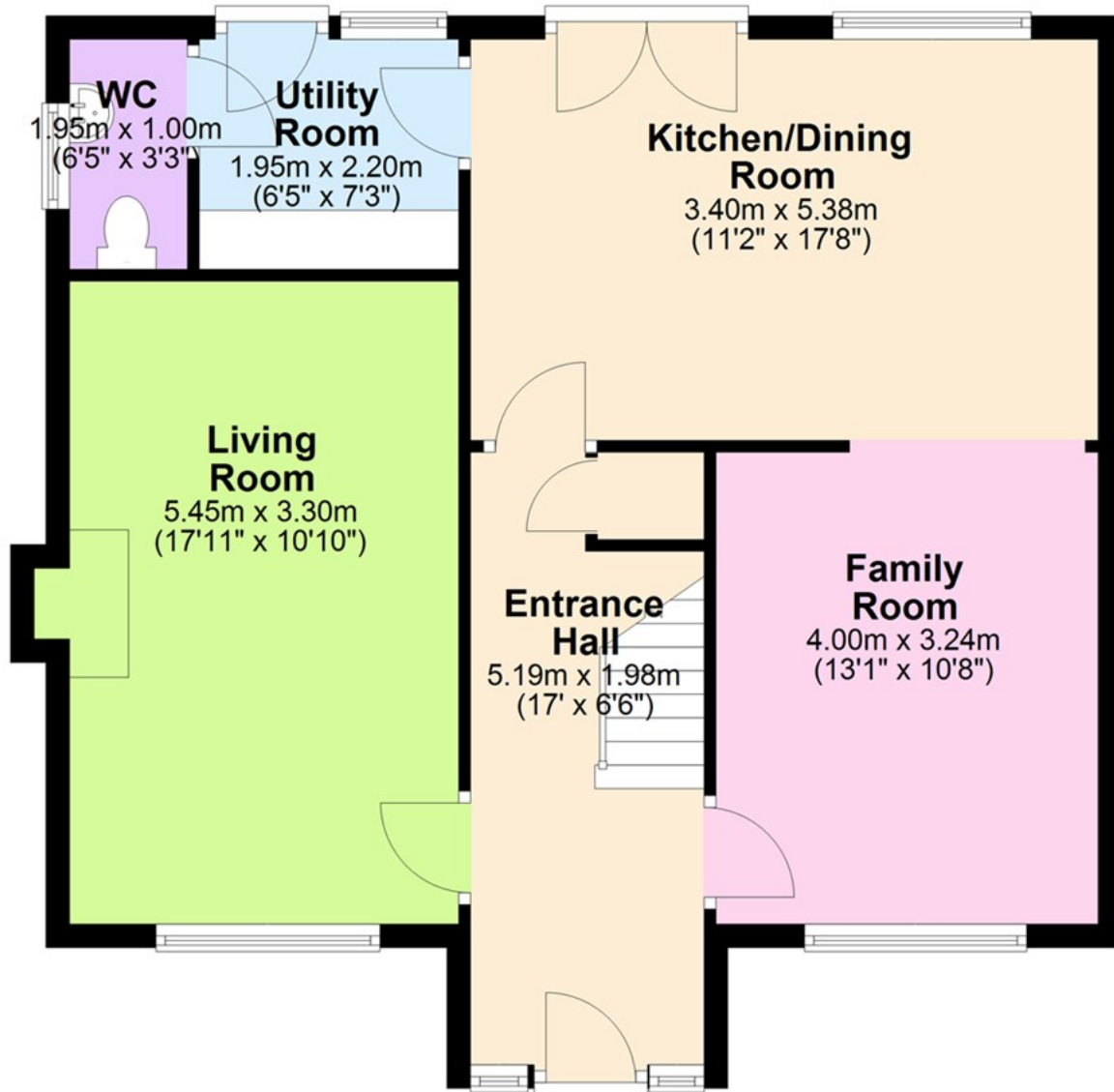


Directions

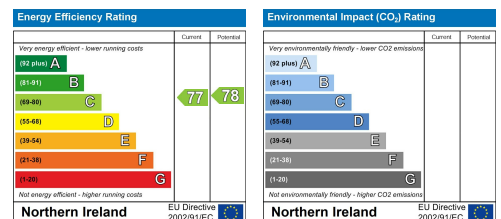


Floor Plan

Ground Floor



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