



[info@alexanderreidfrazier.com](mailto:info@alexanderreidfrazier.com)

CHARTERED SURVEYORS  
AUCTIONEERS, ESTATE AGENTS & VALUERS  
RATING & COMPENSATION CONSULTANTS  
6, ENGLISH STREET, DOWNPATRICK  
BT30 6AB, CO. DOWN

## 8 Demesne Hollow, Downpatrick, BT30 6WF



- Tastefully decorated semi detached home with garage
- Lounge with fireplace
- Kitchen with solid wood doors and dining space
- Three bedrooms, master bedroom with ensuite shower room
- Utility room and garage
- Oil heating and double glazed windows

**£139,000**

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Deceptively spacious semi detached home with garage

The demesne is situated off the Ardglass Road near the Downe Hospital and 10 minutes from Downpatrick town centre, bus stop on the Ardglass Road. Local schools to the area are without a doubt highly recommended. The development is a great family area and perfect for the young professional or family alike.

The accommodation comprises lounge with feature fireplace, kitchen with solid wood units, utility room, three good size bedrooms, master bedroom with ensuite shower room and separate family bathroom. The home also benefits from an integral garage and utility room.

**VIEWING STRICTLY BY APPOINTMENT THROUGH AGENTS**

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**ACCOMMODATION COMPRISES:**



**HALLWAY:**

Large hall area with wash room

**LOUNGE: 18' 7" x 12' 1" (5.66m x 3.68m)**

Spacious lounge with feature fireplace, laminate style floor and radiator.

**KITCHEN: 19' 8" x 9' 8" (5.99m x 2.95m)**

High and low level units to comprise integrated appliances, gas hob, oven and grill, space for fridge/freezer, dishwasher, stainless steel sink and drainer, vinyl floor.

**FIRST FLOOR**

**LANDING:**

Roof space access and hot press

**MASTER BEDROOM WITH ENSUITE SHOWER ROOM: 14' 2" x 12' 2" (4.32m x 3.71m)**

Ensuite shower room with shower cubicle, wc and wash hand basin.

**BEDROOM (2): 9' 9" x 9' 7" (2.97m x 2.92m)**

Radiator.

**BEDROOM (3): 13' 6" x 9' 9" (4.11m x 2.97m)**

Radiator.

**BATHROOM:**

White three piece suite to comprise bath, wc and wash hand basin.

**OUTSIDE**

Front tarmac driveway, rear enclosed paved area and raised garden to rear.

**LOWER LEVEL**

**UTILITY ROOM:**

Boiler & plumbed for washing machine.

**GARAGE:**

Integral garage.

N.A.V

TENURE

EPC

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