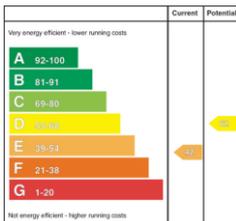




info@alexanderreidfrazier.com
 CHARTERED SURVEYORS
 AUCTIONEERS, ESTATE AGENTS & VALUERS
 RATING & COMPENSATION CONSULTANTS
 6, ENGLISH STREET, DOWNPATRICK
 BT30 6AB, CO. DOWN

72 Ballydugan Road , Downpatrick , BT30 8HE



- A delightful and tastefully presented bungalow with garage
- Four bedrooms
- Bathroom
- Lounge with feature fireplace
- Oil heating and pvc double glazing
- Detached garage with shed
- Boiler house
- Neatly presented gardens with mature shrubs and lawns
- Outside lighting and oil heating

£149,550

We are pleased to bring to market this immaculately presented detached bungalow set in mature gardens on the main Ballydugan Road just outside Downpatrick. This is an ideal located if you are travelling to Newcastle or via Clough to Ballynahinch and Belfast.

The home occupies a mature site with a detached garage and great gardens.

Internally the home is neatly presented and finished with a gorgeous kitchen/dining and lounge with feature fireplace. The added bonus of being four bedrooms and pvc double glazing and fascia.

VIEWING STRICTLY BY APPOINTMENT THROUGH AGENTS

Alexander Reid and Frazer (AR&F) (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of AR&F or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers of tenants, and do not constitute the whole or any part of an offer or contract; ii) AR&F cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of AR&F has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) AR&F will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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ACCOMMODATION COMPRISES:

ENTRANCE HALL:

Newly fitted pvc front door to the hall with laminate style flooring

LOUNGE: 14' 3" x 10' 4" (4.34m x 3.15m)

Feature fireplace with brick surround and fire within, laminate style floor and access to bedrooms and bathroom

KITCHEN: 20' 11" x 10' 1" (6.38m x 3.07m)

Beautifully finished kitchen with oak style units to comprise electric cooker with oven below, plumbed for washing machine, attractive wall tiling, unit to comprise 1 & 1/2 bowl stainless steel sink and drainer, with plumbing. Tile flooring and dining space or living space overlooking the gardens.





BEDROOM (1): 13' 9" x 9' 11" (4.19m x 3.02m)
Laminate style floor

BEDROOM (2): 10' 7" x 9' 6" (3.23m x 2.9m)
Laminate style floor, roof space access.

BATHROOM:

White suite to comprise corner bath, shower cubicle with shower. pedestal wash hand basin and low level wc/ attractive wall and floor tiling.

BEDROOM (3): 12' 9" x 8' 3" (3.89m x 2.51m)
Laminate style floor

BEDROOM (4): 14' 2" x 9' 4" (4.32m x 2.84m)





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Total Area: 139.9 m² ... 1506 ft²
All measurements are approximate and for display purposes only

OUTSIDE

Mature grounds surrounding this wonderful home with neatly presented lawns to the front with fence enclosure, tarmac driveway with ample parking spaces, rear lawns and patio area, detached garage with shed. Boiler house and outside lights and tap.

VIEWING STRICTLY BY APPOINTMENT WITH THE AGENTS

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