Tim Martin .co.uk

6 William Street
Crossgar
BT30 9EF

Offers Around
£179,950

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## SUMMARY

An exceptional mid terrace property situated in the heart of Crossgar village, perfect for the first time buyer, young couple or families.

This beautiful home enjoys a 'show home' finish throughout, allowing the purchaser to move straight in and enjoy modern, convenient living. The property, fitted with gas fired central heating and uPVC double glazing boasts bright and spacious accommodation with the ground floor comprising of a lounge with open fire, modern fitted kitchen with spacious dining area, which overlooks the rear gardens. Upstairs, there are four excellent sized bedrooms and a bathroom fitted with a contemporary white suite.

Outside, a driveway to the front provides off street parking and leads to the integral garage with utility area. The enclosed rear gardens are laid out in lawn and provide excellent entertaining space for family and friends.

Crossgar village boasts an excellent range of shops, coffee shops and restaurants and an excellent choice of primary and secondary schools. The main A7 Downpatrick Road provides ease of access to Downpatrick and Belfast city centre by an excellent road and public transport network.

## FEATURES

- Exceptional Mid Terrace Property - Perfect for the First Time Buyer, Young Couple or Families
- Lounge with Open Fire
- Modern Fitted Kitchen with Spacious Dining Area
- Four Excellent Sized Bedrooms
- Bathroom Complete with a Contemporary White Suite
- Gas Fired Central Heating and uPVC Double Glazing
- Driveway Leading to the Integral Garage with Utility Area
- Enclosed Rear Gardens Laid Out in Lawn with Patio Area
- Within Walking Distance to many Local Amenities, Schools and Public Transport
- Convenient Commuting Distance to Downpatrick and Belfast

## Entrance Hall
Glazed PVC composite door with matching side light; wood laminate floor; painted tongue and groove ceiling with recessed spotlights.

## Lounge
**12'1 x 11'4 (3.68m x 3.45m )**
Beautiful granite fireplace with matching hearth; open fire; oak fire surround; wood laminate floor; corniced ceiling; TV aerial connection point.

## Kitchen / Dining Area
**18'5 x 10'7 (5.61m x 3.23m )**
Excellent range of modern wood laminate high and low level cupboards and drawers incorporating 1½ tub sink unit with swan neck mixer taps; integrated Samsung electric under oven with Beko 4 ring ceramic hob; extractor hood over; space and plumbing for dishwasher; space and plumbing for fridge / freezer; quartz worktops with matching upstands; wood laminate floor; glazed Upvc door to rear; built in larder cupboard.

## First Floor / Landing
Access to roofspace (partially floored).

## Bedroom 1
**11'3 x 8'10 (3.43m x 2.69m )**
Built in wardrobe.

## Bedroom 2
**15'11 x 11'2 (4.85m x 3.40m )**
Built in sliding robes.

## Bedroom 3
**10'10 x 9'6 (3.30m x 2.90m )**

## Bedroom 4
**9'6 x 7'6 (2.90m x 2.29m )**

## Bathroom
**8'7 x 8'6 (2.62m x 2.59m )**
Stunning white suite comprising curved panel bath with pillar mixer tap; separate shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment with mono mixer taps; close coupled WC; wood laminate floor; part tiled walls; towel radiator.

## Outside
Concrete driveway leading to:-

## Integral garage
**24'2 x 8'9 (7.37m x 2.67m )**
Roller shutter door light and power points; space and power for washing machine and tumble dryer; wood laminate worktop; glazed Upvc door to rear; Naview gas fired boiler.

## Gardens
Front garden laid out in lawn; enclosed rear gardens laid out in lawn with patio area; outside light and water tap.

## Tenure
Leasehold

## Ground Rent
To Be confirmed

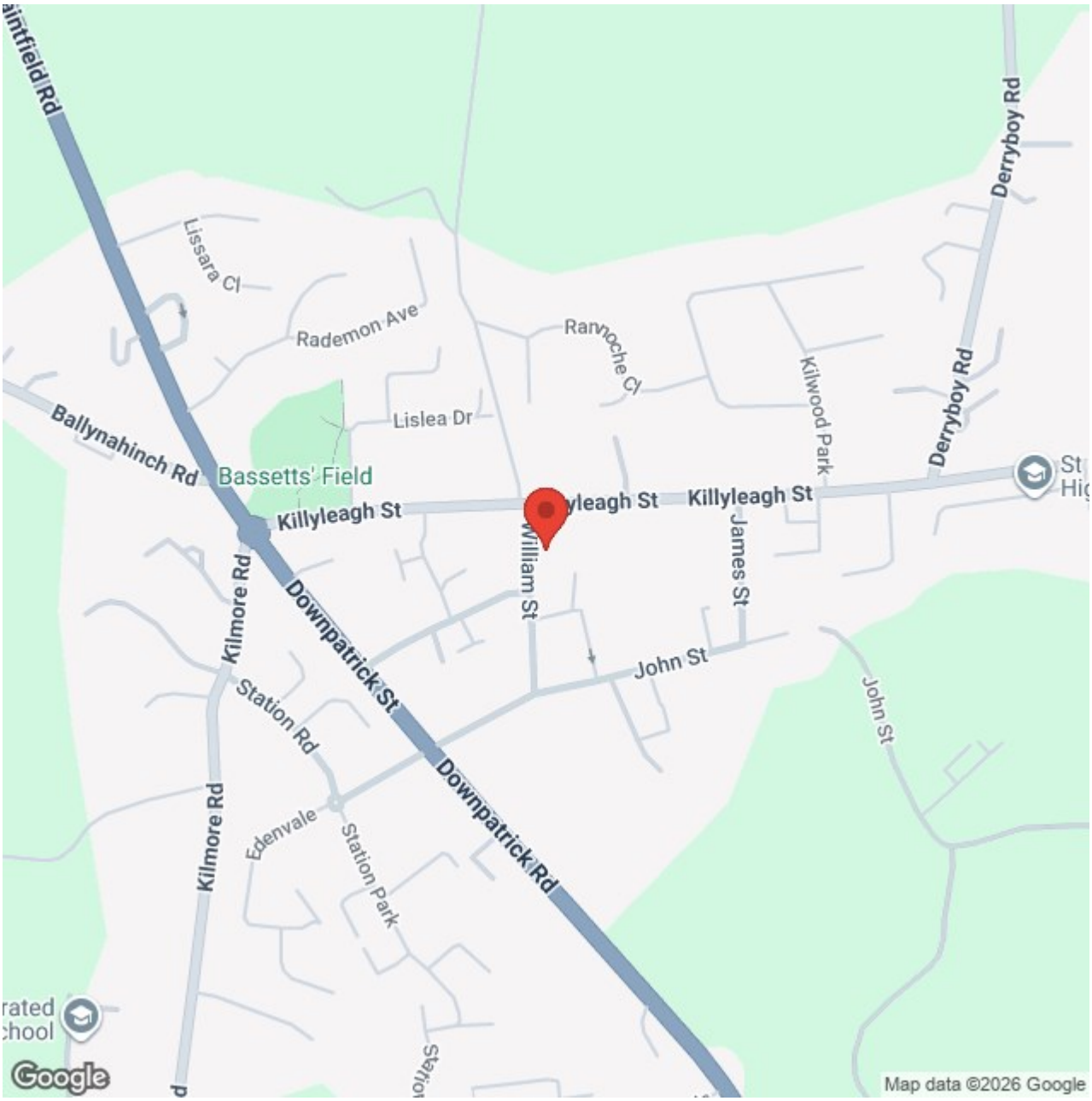
## Capital / Rateable Value
£95,000. Rates Payable = £1003.00 Per Annum (Approx)

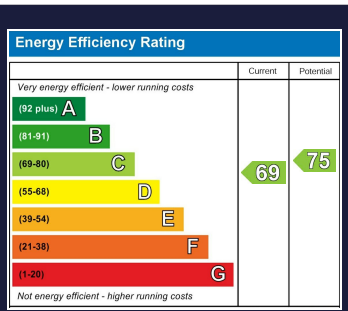
Total area: approx. 124.7 sq. metres (1342.1 sq. feet)

Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

**6 William Street, Crossgar**

MORETTI



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