



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating	Current	Potential
91-100 A		
81-90 B		
69-80 C		
55-68 D		
35-54 E		
2-34 F		
1-2 G		

Northern Ireland

EU Directive 2002/91/EC

70 Audleystown road, Downpatrick, BT30 7LP

Offers Around £250,000



70 Audleystown road, Downpatrick, BT30 7LP

This cottage benefits from a mature private setting with magnificent views over surrounding countryside to Strangford Lough. The property is in need of extensive upgrading and currently comprises living room, kitchen, bedroom and bathroom. There are a number of options to be considered.

1. Upgrade and refurbish existing cottage

2. Upgrade and extend existing cottage as shown on attached drawings (subject to planning permission).

3. A previous application approved for a replacement dwelling maximising the panorama of Lough Views and offering circa 3000 sq ft spectacular home (subject to planning permission) (original plans are available in our office).

The property also benefits from a front paddock and a superb location to the rear of Castleward within walking distance of Audleystown Cairn and easy commuting distance to amenities of Strangford Village.



Hall

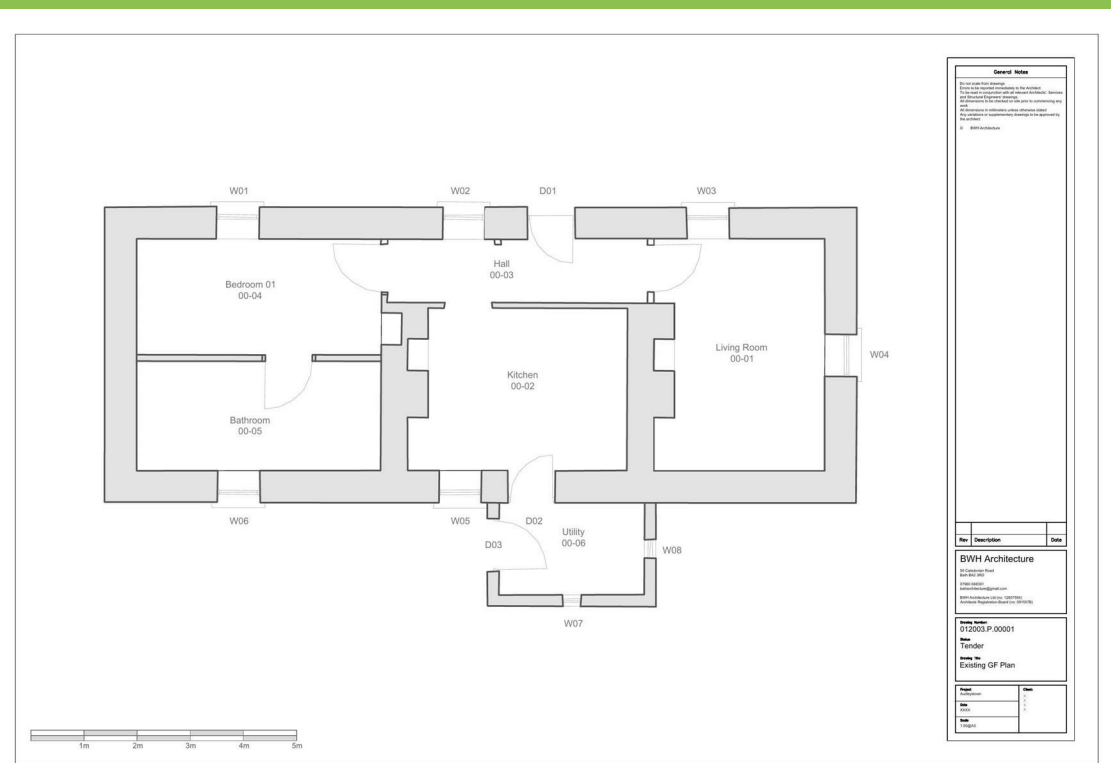
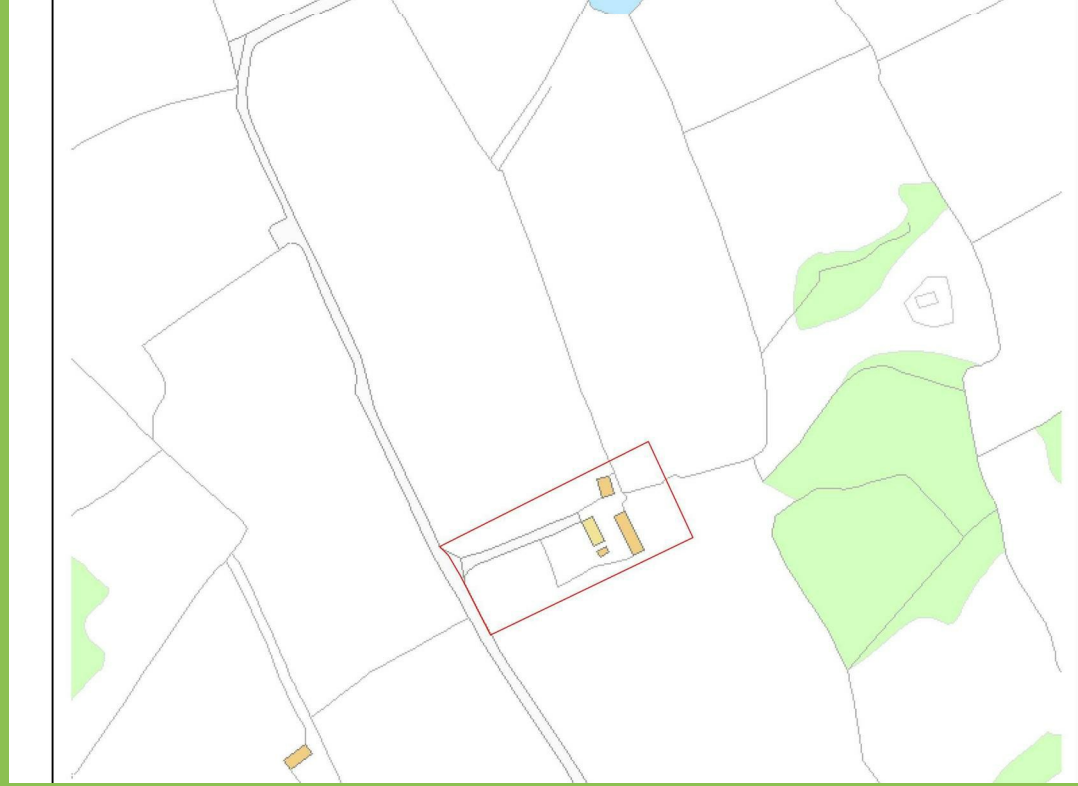
**Living room
14'11 x 11'01**

**kitchen/lounge
13'02 x 10'09**

**Bedroom One
13'07 x 7'09**

**Bathroom
13'09 x 6'06**





Please note we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

NETWORK STRENGTH - LOCAL KNOWLEDGE

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UPS

12 English Street
Downpatrick
County Down
BT30 6AB

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9047 1515