




20 CHURCH ROAD

Crossgar Downpatrick
BT30 9HR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 £950,000

20 Church Road

Crossgar, Downpatrick, BT30 9HR



Reception Porch

Front door with magnificent fan light and side lights. Dual aspect windows, floor tiling.

Reception Hall

Cornicing, feature arch, wall light points

Drawing Room

25'8" x 16' 0" (7.82m" x 4.88m 0.00m")

Into Feature Bay . Ornate Marble Fireplace with Cast Iron inset, slate hearth and open fire.

Cornicing, Picture Rail and Centre Rose.

Formal Dining Room

25'0" x 15'6" (7.62m" x 4.72m")

Cast Iron Fireplace with Brass inset and Gas Point.

Feature Circular Cornice, Centre Rose and Cornice ceiling. Wall Light Points.

Living Room open to Kitchen

30'0 x 15'0 (9.14m x 4.57m)

Feature French Marble Fireplace with Basket grate and Gas point. Solid Pine unit with display shelving and plate rack. Twin Belfast sink. Brass mixer taps. Extensive range of Country Pine units with brass cup handles and Granite and Beech worktops. Island unit with waste disposal and Quooker tap. Oil fired Aga in Display alcove, gas hob, extractor. Integrated Neff oven, Integrated Bosch dishwasher, Integrated fridge, Low voltage lighting, Ceramic tiled floor, Breakfast area.

Spacious Conservatory

22'0" x 20'11" at widest points (6.71m' x 6.40m" at widest points)

Double glazed. Feature Cast Iron Gas Stove, Double doors to gardens, Single door to gardens and tennis court. Low voltage lighting, Ceramic tiled floor.

Raised Octagonal Dining area with Feature Octagonal Cornice and Centre Rose, Ceramic Tiled Floor.

Stairs to Lower Ground Floor

Hall

Ceramic tiled floor, partially wood panelled walls.

Games Room

30' x 14'6" (9.14m x 4.42m")

Laundry Room

18'0" x 14'6" (5.49m" x 4.42m")

Range of units, plumbed for washing machine.

Boot room

Original stone flooring.

Beam vacuum system

Cloak room

Original stone flooring Low flush WC, Pedestal wash hand basin.

Housing for Oil Fired boiler.

Spacious Cloakroom

15'4" x 6'5" (4.67m" x 1.96m")

Feature arch to Boot area / Hanging Coat area.

White suite comprising : High level WC, Pedestal wash hand basin, Ceramic tiled floor, half tiled walls.

First Floor

Feature picture window.

Master Suite

20'0" x 16'0" (6.10m" x 4.88m")

Into Bay. Feature arch leading to Bedroom. Picture rail, Centre Rose.

Dressing Room

10'9" x 8'7" (3.28m" x 2.62m")

Wall to wall built in furniture. Cornice ceiling

Ensuite Shower Room

Twin vanity units with marble top, white basins and extensive storage.

Double showers with wall tiling and sliding doors, Low flush WC, Bidet, Low voltage lighting, Ceramic tiled floor.

Bedroom 2

15'5" x 12'10" (4.70m" x 3.91m")

Range of built in robes with display shelving

Bedroom 3

15'4" x 11'7" (4.67m" x 3.53m")

Wash stand with white basin and brass taps, wall light point.

Bedroom 4

14'10" x 13'5" (4.52m" x 4.09m")

Range of built in robes with display shelving.

Bathroom

White suite comprising : Feature alcove with panelled bath, mixer taps, telephone hand shower, low voltage lighting. Twin wash hand basins, Fully tiled shower cubicle, Low flush WC, heated towel radiator, Ceramic tiled floor, Fully tiled



Directions



Floor Plan

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