



## 50 Forge Hill Court, Downpatrick Street, Saintfield, BT24 7LW

**Asking Price £345,000**

We are delighted to offer for sale this outstanding family size detached family home situated on a commanding sized site within a prime residential area. This chain free home is well presented throughout and offers fantastic accommodation, with all the rooms off great proportion.

The accommodation comprises on the ground floor a bright and spacious entrance hall, living room with a feature granite fireplace, family room that opens to the large sun room, a modern fitted kitchen with granite work surfaces, an additional utility room and a family bathroom. On the first floor there is a master bedroom that opens to a spacious dressing room, 2 further bedrooms and a modern shower suite. In addition the property benefits from a large attached integral garage, a brick paved driveway with ample off street parking, well maintained gardens to the front and a enclosed South facing rear garden with a fantastic decked / pergola area ideal for entertaining, which further complements this excellent property. The property is located within walking distance of shops and schools and within commuting distance of Lisburn, Belfast and beyond. Recent sales in Saintfield have proved very popular and with so much to offer in this family home early viewing is recommended.

- Spacious family size detached home
- Three bright and spacious reception rooms
- Additional utility room
- 1st floor shower suite
- Ample off street parking that leads to the integral garage
- Four bedrooms and a large additional dressing room
- Modern fitted kitchen with family dining area
- Ground floor bathroom suite
- Gas central heating / Double glazed windows
- South facing rear gardens

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	73
(55-68)	D		
(41-54)	E		
(21-40)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
		EU Directive 2002/91/EC	

**The accommodation comprises**

Pvc double glazed front door leading to the entrance hall.

**Entrance hall**



Tiled floor, under stairs recess.

**Lounge 21'7 x 13'8 (6.58m x 4.17m)**



Feature granite fireplace with raised hearth housing a glass fronted fire. Laminate flooring.

**Additional lounge image**



**Family room 12'6 x 10'8 (3.81m x 3.25m)**

Tiled floor, open to extended living room.

**Living room**



Roof windows providing plenty of natural light, recessed spotlights, tiled floor, access to the rear gardens.

**Modern fitted kitchen / dining 19'8 x 12'3 (5.99m x 3.73m)**



Full range of high and low level high gloss units with feature granite work surfaces, Single drainer 1 1/2 bowl sink with mixer taps, 5 ring gas hob, double oven, integrated fridge freezer, integrated dishwasher, breakfast bar area, tiled floor, open to dining area.

## Dining area



Tiled floor, double glazed French doors leading to the rear gardens.

## Utility room 10'2 x 6'5 (3.10m x 1.96m)

Range of high and low level units, sink unit with mixer taps, vented for tumble dryer.

## Bedroom 4 14'6 x 9'9 (4.42m x 2.97m)



Could also be used as an additional living space if needed.

## Ground floor bathroom 11'1 x 6'7 (3.38m x 2.01m)



Comprising tiled panelled bath, mixer taps,

telephone hand shower, corner shower cubicle with chrome thermostatically controlled shower, low flush w/c, pedestal wash hand basin, extractor fan, chrome towel radiator, fully tiled walls, tiled floor, recessed spotlights.

## 1st floor

## Master bedroom 14'7 x 13'7 (4.45m x 4.14m)



At widest points, eaves storage, open to the large dressing room

## Dressing room 13'7 x 9'4 (4.14m x 2.84m)



Laminate flooring, built in sliding robes.

**Bedroom 2 15'0 x 10'4 (4.57m x 3.15m)**



Eaves storage.

**Bedroom 3 11'2 x 9'7 (3.40m x 2.92m)**



Roof window.

**Shower room 7'9 x 7'7 (2.36m x 2.31m)**



Comprising corner shower cubicle with corner shower cubicle, chrome thermostatically controlled shower, low flush w/c, wash hand basin, bidet, part tiled walls, roof window.

**Outside**

Brick paved driveway to the front with

ample off street parking for 4-5 cars, leading to the attached integral garage.

**Front gardens**

Gardens to the front laid in lawn with side hedging.

**Rear gardens**



Enclosed gardens to the rear laid in lawn that enjoy a sunny south facing aspect, flagged patio area, a recently constructed decking area with pergola roof and covered perfect for entertaining. Outside power sockets, Outside tap.

**Additional garden image**



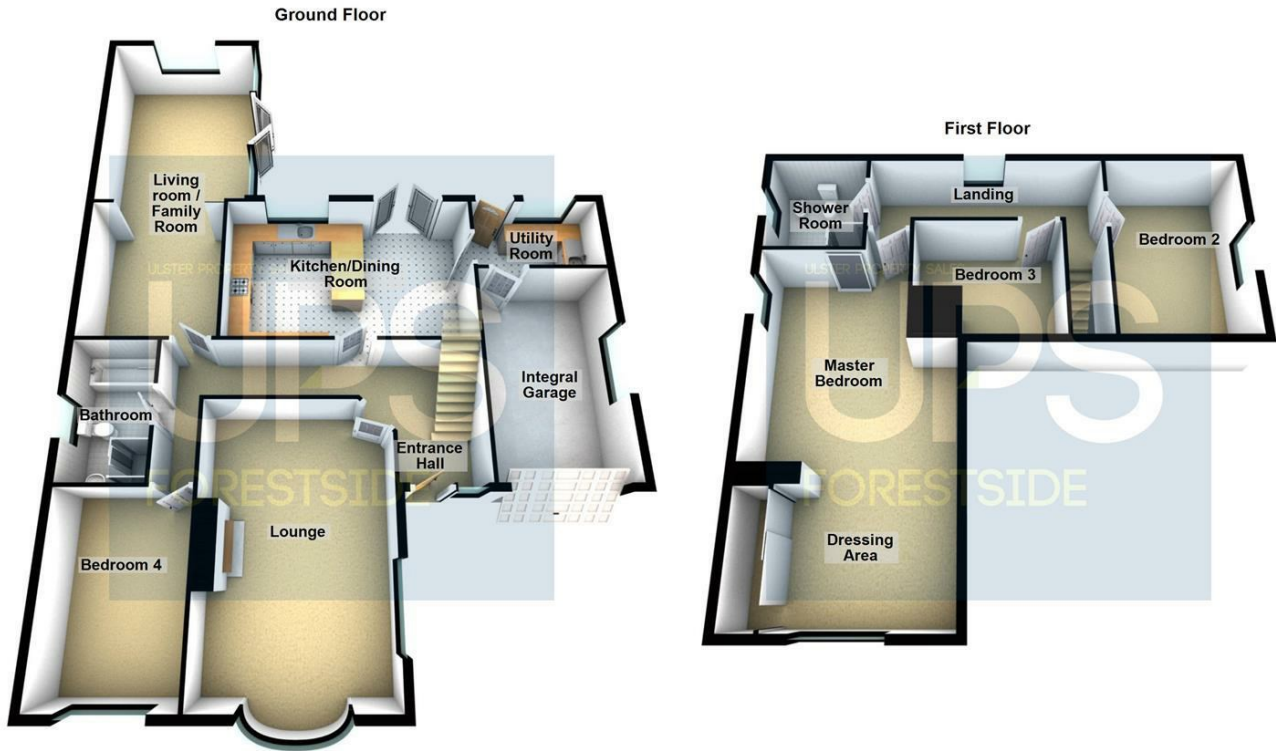
## Rear elevation



**Attached integral garage 17'5 x 9'7 (5.31m x 2.92m)**

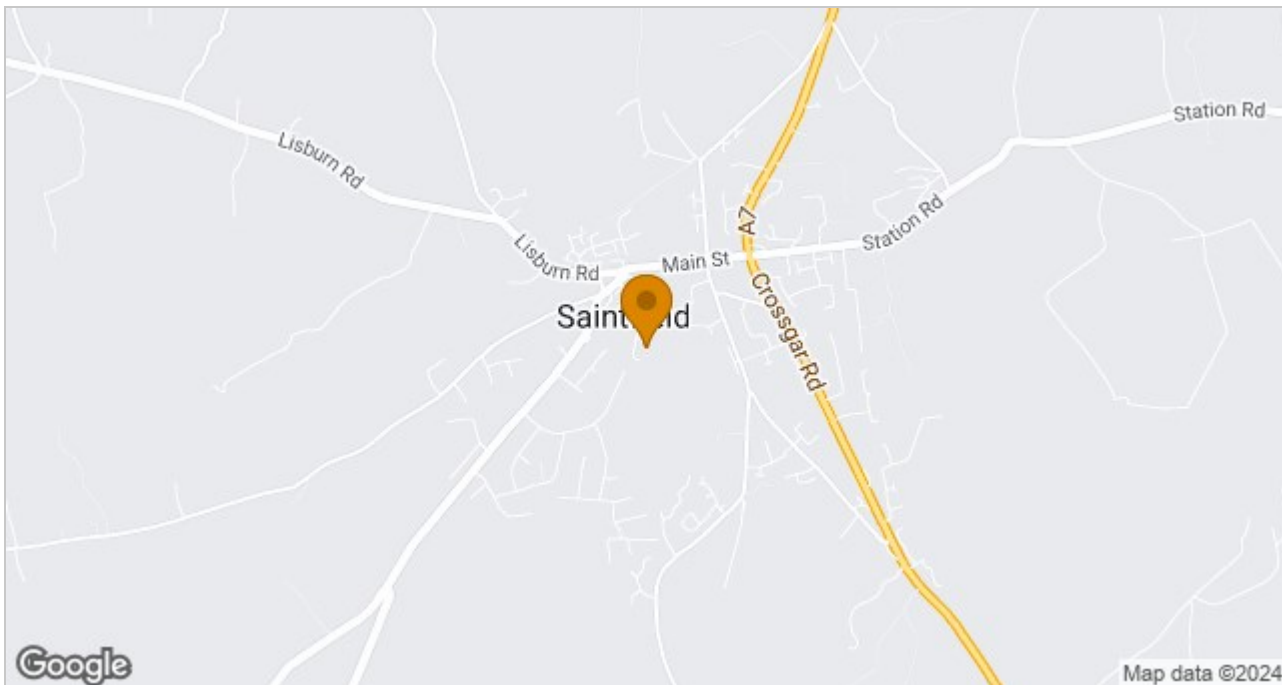
**Electric roller door, light and power, gas boiler.**

## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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