



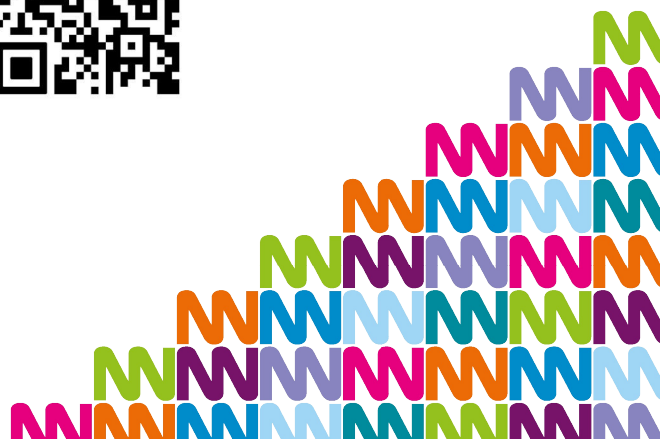
14a Kingsfield Avenue
Downpatrick
BT30 6UR

**Offers In The Region Of
£185,000**

- Detached Family Home
- Three Bedrooms, One Ground Floor
- Generous Lounge with Open Fire
- Open Plan Kitchen & Dining Area
- Ground Floor Bathroom
- Oil Fired Central Heating
- Easily Maintained Outdoor Areas
- Ample Off Road Parking
- Highly Sought After Location
- Chain Free Sale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





This detached home is situated in the highly desirable Kingsfield Avenue area of Downpatrick, off Race Course Road and offers superb accommodation, perfect for a variety of lifestyles.

The chain free, move in ready residence is ideal for those seeking tranquility and prestige in one of Downpatricks most sought after neighborhoods, with bus links to the town centre and a short walk to local amenities, schools, Downpatrick Race Course and picturesque open countryside, making it an ideal choice for families and nature lovers alike.

ACCOMMODATION

The ground floor comprises generous lounge with open fire, open kitchen and dining room, bathroom and bedroom, while the first floor boasts two generous bedrooms.

OUTSIDE

Easily maintained front lawn, off street parking and entertaining area to the rear.

MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email donnan@ritchiemclean.co.uk
Donnan is based in our Downpatrick branch.

ENQUIRIES TO

Edel Curran:
edel@quinnestateagents.com or 07703 612 257



For any enquiry relating to this property, please contact

Edel Curran

edel@quinnestateagents.com
07703 612 257

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB

028 9756 4400

Downpatrick Branch

49 - 51 Market Street
Downpatrick BT30 6LP

028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS

028 4062 2226

Carryduff Branch

14B Ballynahinch Road
Carryduff BT8 8DN

028 9081 2422

General Enquiries

downpatrick@quinnestateagents.com



14A Kingsfield Avenue, Downpatrick

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

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