



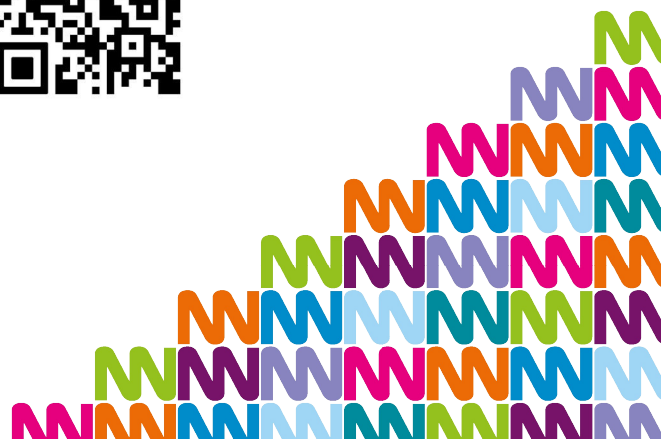
127 Ballydugan Road
Downpatrick
BT30 8HG

**Offers In The Region Of
£325,000**

- Detached Family Home
- Adaptable Accommodation
- Four Double Bedrooms, Two Ground Floor
- Generous Lounge
- Sunroom with Stove
- Kitchen
- Utility Room
- Detached Garage & Floored Attic Room
- Well Maintained Garden
- Prompt Viewing Encouraged



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		





Nestled in the heart of the countryside and set on a generous and beautifully maintained plot, this delightful detached residence offers a rare opportunity to enjoy peaceful rural living within easy reach of two of County Down's most popular towns.

Just 3 miles from the historic town of Downpatrick and 8 miles from the seaside resort of Newcastle, the property offers the perfect balance of tranquil surroundings and convenient access to local amenities, schools, restaurants, and transport links.

Step inside to find a warm and welcoming interior with a thoughtful layout, offering comfortable living spaces ideal for families, downsizers, or anyone seeking a peaceful retreat.

ACCOMMODATION

This move in ready home boasts ground floor living room, sun room, kitchen, utility room, two double bedrooms and shower room, while the first floor comprises a further two double bedrooms and storage.

OUTSIDE

Offering a generous and versatile plot that includes multiple distinct outdoor areas, including detached garage boasting utility room, shower room and first floor attic room, sheds and wood workshop.

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

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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



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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