



## 10 St Patricks Way

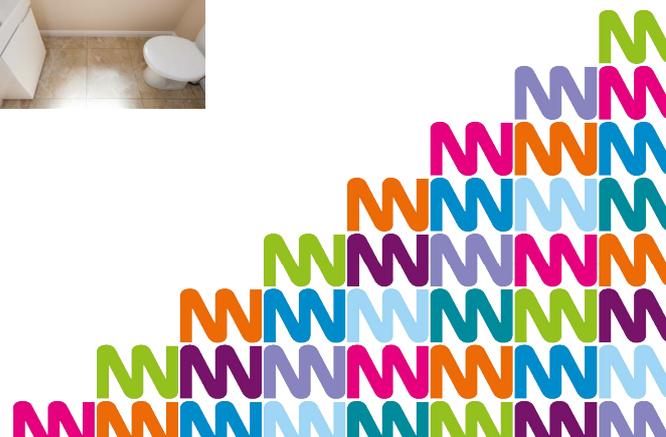
Downpatrick  
BT30 7DJ

## £900 Per Month

- Spacious Three Bedroom Semi Detached
- Kitchen/Dining Area
- Family Bathroom
- Ground Floor WC
- Enclosed Rear Garden
- Detached Garage
- Oil Fired Central Heating
- PVC Double Glazing
- EPC - B83



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	83	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





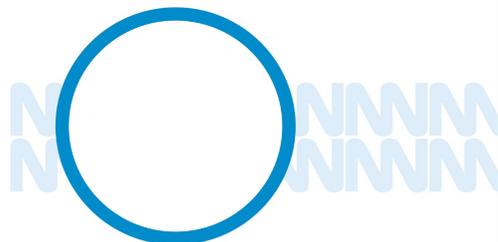
Well presented three bedroom, semi-detached property in the popular Ballyalton area.

The property comprises of a generous living room, open plan kitchen/dining area and downstairs WC. The first floor accommodates the family bathroom and three generous bedrooms.

Externally, the property offers off road parking and lawn area to the front and a fully enclosed, level garden to the rear and detached garage.

Available soon!

Application form request to [downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com) or Call us on 028 4461 2100



For any enquiry relating to this property, please contact

**Kayleigh Smyth**

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07710308955

#### 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](mailto:downpatrick@quinnestateagents.com)

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Estate Agents

[quinnestateagents.com](http://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.