



45 Scaddy Road

Downpatrick
BT30 9BP

Offers In The Region Of
£350,000

- Detached Family Bungalow
- Adaptable Accommodation
- Four Double Beds, Principle En-Suite
- Generous Lounge with Open Fire
- Open Plan Kitchen & Dining Area
- Sun Room
- Utility Room & WC
- Garage & Three Outbuildings
- Easily Maintained Outdoor Areas
- Highly Sought After Location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





This impressive detached bungalow, which includes recently installed CCTV security system, offers adaptable accommodation, will undoubtedly be of interest to a variety of purchasers.

Situated on an extensive site on the Scaddy Road which nestles between Downpatrick, Crossgar and Killyleagh, this family home combines peaceful countryside living with easy access to local amenities.

The idyllic location of this home offers peace, privacy, and picturesque surroundings.

Prompt viewing is encouraged, which can be organised by appointment.

ACCOMMODATION

This move in ready home boasts a generous living room with open fire, open plan kitchen & dining area, sun room, utility room including WC, four bedrooms including principle en-suite and family bathroom.

OUTSIDE

The property offers ample off road parking, garage with pedestrian access, three outbuildings, easily maintained lawns and rear entertaining area.

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

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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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