



32 Vianstown Heights
Downpatrick
BT30 6TF

**Offers In The Region Of
£199,950**

- Detached Family Home
- Three Bedrooms
- Lounge with Open Fire
- Open Plan Kitchen & Dining Area
- Oil Fired Central Heating
- Off Road Parking
- Landscaped Rear Garden & Entertaining Area
- 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Set on a generous plot within a highly sought after cul de sac, just off Bishops Brae, this three bedroom detached home enjoys a peaceful residential setting, offering superb potential, it presents the perfect canvas for its new owner to tailor to their own taste.

This property is in close proximity to reputable local primary and post primary schools as well as the various amenities Downpatrick has to offer, and within a short walk of the open countryside.

Early viewing is encouraged!

ACCOMMODATION

The ground floor accommodation comprises living room with open, cloakroom storage and open plan kitchen & dining area, while the first floor boasts the family bathroom and three bedrooms.

OUTSIDE

Easily maintained front lawn, off street parking, entertaining area and extensive landscaped garden 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



32 Vianstown Heights, 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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