

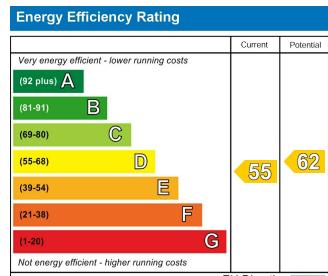


# 1 Demesne Court

Downpatrick  
BT30 6UZ

## Offers In The Region Of £239,950

- Detached Family Home
- Three Bedrooms, Principle En-Suite
- Generous Lounge
- Open Plan Kitchen & Dining Room
- Triple Aspect Sunroom
- Detached Garage
- Extensive Off Road Parking
- Oil Fired Central Heating
- Move In Ready Home
- Prompt Viewing Encouraged





This immaculately presented detached home is located on a superb site within the highly popular Demesne development just off the Ardglass Road.

The property has been enhanced by the current owners to a high standard of finish throughout. Flooded with natural light and neutral decor, 1 Demesne Court will surely appeal to those seeking a property with nothing to do but move in and enjoy!

The property has further benefits including the sizeable private rear garden, extensive parking and detached garage.

Prompt viewing is highly recommended and can be organised by contacting Edel Curran on 07703 612 257.

#### ACCOMMODATION

The ground floor boasts lounge with open fire, WC, generous open plan kitchen dining area and triple aspect sunroom, while the first floor comprises the family bathroom and three bedrooms including principle en-suite.

#### OUTSIDE

Tarmac driveway offering ample parking, detached garage, easily maintained front lawn and private, rear entertaining area and garden.

#### MORTGAGE ADVICE

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

#### ENQUIRIES TO

Edel Curran:  
[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com) or 07703 612 257



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.



For any enquiry relating to this property, please contact

**Edel Curran**

[edel@quinnestateagents.com](mailto: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  
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028 9081 2422

#### General Enquiries

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