



1 Demesne Court

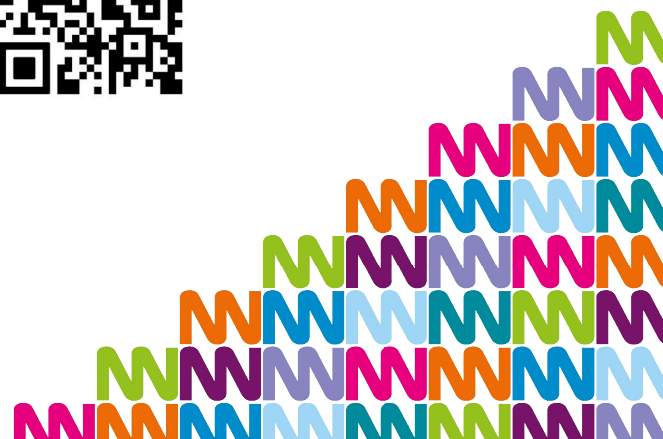
Downpatrick
BT30 6UZ

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





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 Donnan is based in our Downpatrick branch.

ENQUIRIES TO

Edel Curran:
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
07703 612 257

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24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

49 - 51 Market Street
Downpatrick BT30 6LP
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General Enquiries

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