



**5 St. Dillons Avenue**  
Downpatrick  
BT30 6HZ

**Offers In The Region  
Of £149,950**

- Semi Detached Bungalow
- Three Sizeable Bedrooms
- Generous Lounge With Stove
- Open Plan Kitchen & Dining Area
- Floored Attic & WC
- Beautifully Maintained Front & Rear Gardens
- Oil Fired Central Heating
- Conveniently Located to All Local Amenities
- Chain Free Sale
- Viewing Strictly By Appointment



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			





Situated on an elevated site between the Ardglass Road and Edward Street, c.850sq ft semi detached bungalow has been very well looked after throughout and is sure to appeal to a variety of purchasers.

Comprising three sizeable bedrooms, bathroom, living room with stove and open plan kitchen and dining area, this semi detached bungalow also boasts a floored attic and is conveniently located to local primary and post primary schools and only a short walk from Downpatrick town centre.

Externally the property boasts a generous, yet manageable split level rear gardens and paved entertaining area, while the enclosed front garden boasts a neatly laid lawn area, and concrete path leading to the rear.

Other benefits include oil fired central heating and uPVC double glazed windows.

Only by internal inspection will this fine home be appreciated.

#### 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



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  
 Carryduff BT8 8DN  
**028 9081 2422**

#### General Enquiries

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



5 St. Dillon Avenue, 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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 Estate Agents

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