



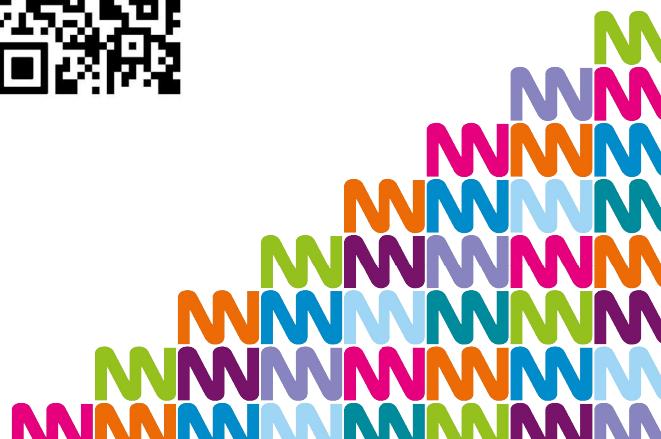
16 Park Lane
Downpatrick
BT30 6GH

**Offers In The Region Of
£250,000**

- Luxurious Semi Detached Home
- Three Bedrooms, Principle En-Suite
- Generous Lounge With Stove
- Open Plan Kitchen & Dining Area
- Utility Room & Ground Floor WC
- Floored Attic With Shelving
- Gas Heating
- Enclosed Rear Garden & Entertaining Area
- Ample Off Road Parking
- Immaculately Presented Home



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 83 | 84 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |





This outstanding three bedroom semi detached home, constructed in 2019 is presented in immaculate, turnkey condition throughout.

Situated within the highly sought after Meadows development on Downpatrick's prestigious Strangford Road, this superb property offers stylish, contemporary living in a highly convenient setting.

This home has thoughtfully laid out ground floor accommodation comprising generous lounge with stove, luxurious kitchen diner, utility room and WC, while the first floor boasts the family bathroom, principle bedroom en suite and two double bedrooms.

The current owners have created an impressive home suited to modern family living, complemented by generous outdoor entertaining spaces with mature lawns and shrubbery with ample parking.

Perfectly suited to first time buyers, young families, or those seeking a low maintenance, move in ready home, this property combines comfort, elegance, and practicality. With excellent access to local amenities, schools, and transport links, this is a rare opportunity to secure a high quality home in one of the area's most desirable developments.

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



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.



quinnestateagents.com