



72 Annacloy Road
Downpatrick
BT30 9AQ

Offers In The Region Of
£345,000

- Superb Detached Family Home
- Four Bedroom, Three Ground Floor
- Double Aspect Lounge With Open Fire
- Ground Floor Shower Room
- First First Bedroom & Deluxe Bathroom
- Utility Room
- Luxurious Open Plan Kitchen, Dining & Living Area
- Enclosed Rear Patio & Garden
- Undisturbed Rural Outlook
- Ample Off Road Parking

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			





An exceptional extended detached home set in the highly sought after Annacloy, ideally located just a short five minute drive from both Downpatrick and Crossgar. This stunning home has been finished to an outstanding standard throughout, offering a perfect blend of modern luxury and comfortable living.

The original property comprises a double aspect lounge, three well proportioned bedrooms, shower room and a convenient utility room. To the rear, the home has been thoughtfully extended to create a breathtaking open plan living space, featuring a high specification kitchen with island, dining and living area. Bi-fold doors seamlessly connect the interior to the patio and garden, where you can enjoy beautiful rural views.

The first floor hosts an impressive master suite with built in robes and eaves storage, complete with a fabulous contemporary bathroom, providing a private retreat within the home.

Further benefits include PVC double glazing, gas heating, and ample parking to the front.

This is a superb opportunity to acquire a stylish, turnkey home in a highly convenient yet tranquil location.

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

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