



**9 Malone Drive**  
Downpatrick  
BT30 6UD

**Offers In The Region Of  
£239,950**

- Semi Detached Family Home
- Three Double Bedrooms, One Ground Floor En-Suite
- Lounge with Stove
- Open Plan Kitchen, Diner & Living Area
- Utility Room
- Ground Floor WC
- South Facing Enclosed Rear Garden & Entertaining Area
- Ample Off Road Parking
- Highly Sought After Development
- Chain Free Sale

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			





Built in 2015, this luxurious c.1800sq ft semi detached home is finished to a high specification throughout, and is sure to suit the demanding needs of the modern family.

The beautifully decorated property boasts to the ground floor, stylish kitchen with dining and living area, utility room, a handy WC, lounge with stove and bedroom with en-suite shower room. The family bathroom is located on the first floor, along with two generous bedrooms.

Externally the property is further enhanced with easily maintained front lawn, ample off road parking, south facing paved entertaining area and lawn enclosed to the rear. The current owners have also tracked for an EV charging point in the driveway.

Located close to walks and scenic countryside, as well as Downpatricks amenities, this property is sure to appeal to many.

Only by internal inspection, can this property be fully appreciated. Prompt viewing is recommended and can be arranged by calling Edel on 07703 612 257.

#### 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)



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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

[quinnestateagents.com](http://quinnestateagents.com)