



10 St Patricks Way
 Ballyalton, Downpatrick
 BT30 7DJ

**Offers In The Region Of
 £209,950**

- Semi Detached Family Home
- Three Bedrooms, Principle En-Suite
- Generous Double Aspect Lounge
- Open Plan Kitchen & Dining Area
- Utility Room & WC
- Oil Fired Central Heating
- Detached Garage With Pedestrian Access
- Easily Maintained Outdoor Areas
- Ample Off Road Parking
- Chain Free Sale



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





Situated just 2 miles from Downpatrick, this chain free, semi detached home is located in the highly sought after village of Ballyalton. Combining rural charm with modern comforts, this property offers an exceptional lifestyle opportunity in a peaceful, community focused setting.

Flooded with natural light, the spacious interior provides a warm and welcoming atmosphere, ideal for both relaxed living and entertaining.

Available to view, by appointment, from 9 April onwards.

**** stock images are for illustrative purposes only ****

ACCOMMODATION

Comprising lounge with stove, spacious open plan kitchen and dining area, this home also boasts a ground floor WC and utility area.

On the first floor are three well proportioned bedrooms including a the principle bedroom with en-suite as well as the family bathroom.

OUTSIDE

Externally the property is further enhanced with detached garage, easily maintained front and rear garden, along with tarmac driveway adding both convenience and curb appeal.

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

QUINN
Estate Agents

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.