



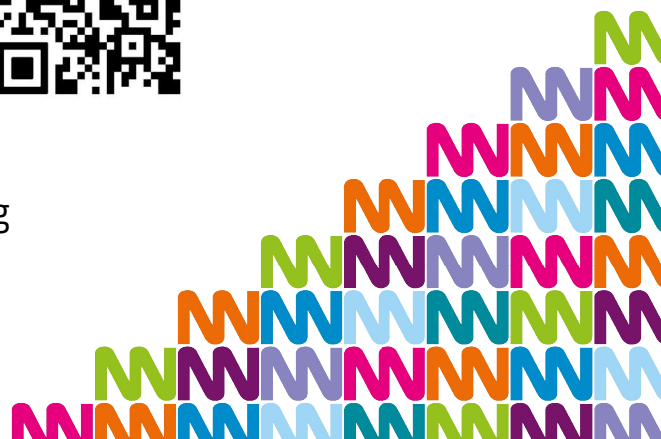
37 Rann Road
Downpatrick
BT30 9AP

**Offers In The Region Of
£540,000**

- Detached Family Home
- Adaptable Accommodation
- Four Double Bedrooms, All En-Suite
- Double Aspect Family Room with Stove
- Double Aspect Lounge
- Kitchen & Formal Dining Room
- Utility Room & Ground Floor WC
- Large Outbuilding & Store Room
- Garden, Outdoor Entertaining Area & Ample Parking
- Highly Desirable Location



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			





This charming detached, c.2300sq ft, move in ready country residence is nestled on an expansive site, offering the perfect blend of tranquility and convenience.

Situated amidst picturesque countryside, approximately a 5 minute drive from both Downpatrick and Crossgar, it provides easy access to local amenities while maintaining a peaceful rural setting.

The property boasts generous, adaptable accommodation, allowing for a variety of living arrangements to suit the needs of any family.

With its well proportioned interiors, this residence offers an ideal space for both relaxation and entertaining, making it the perfect home for those seeking a balance of countryside living and proximity to nearby towns.

ACCOMMODATION

The ground floor comprises three receptions rooms, currently lounge and family room, dining room, kitchen, utility room and WC. From the first floor gallery landing is the family bathroom and four double bedrooms, three with en-suite facilities.

OUTSIDE

Externally the property offers ample off road parking, garden and large outbuilding and store room.

MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email donnan@ritchieclean.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 2222

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.

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