



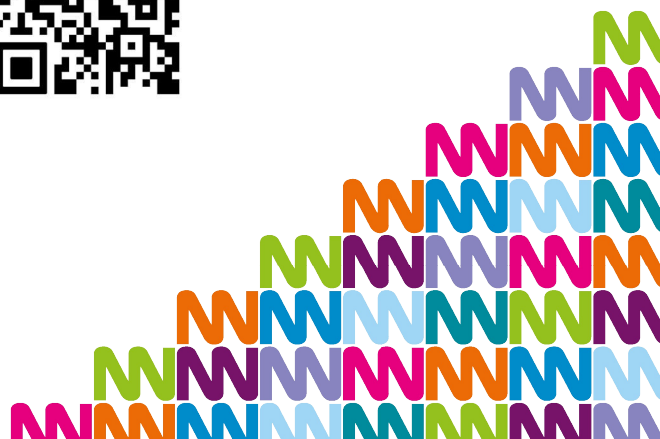
**4 Vianstown Road**  
 Downpatrick  
 BT30 6DQ

**Offers In The Region Of  
 £99,950**

- Detached Bungalow
- Three Bedrooms
- Lounge with Open Fire
- Kitchen
- Shower Room
- Oil Fired Central Heating
- Established Front & Rear Gardens
- Centrally Located to Town Centre
- Chain Free Sale
- Appealing to Cash Buyers Only



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			





## APPEALING TO CASH BUYERS ONLY

This detached cottage is centrally located and would make an excellent family home conveniently situated to local amenities, primary and post primary schools and a short walk to the town centre.

While the home would now benefit from modernisation, it offers generous proportions and a highly adaptable layout, providing the perfect canvas for those looking to design and tailor a home to their own tastes and lifestyle.

The property comprises lounge with open fire, three bedrooms, kitchen and shower room. Externally, the property also boasts a beautifully maintained, and very well established front garden, rear entertaining area and private lawn area.

## 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

## Ground Floor



4 Vianstown Road, Downpatrick

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.

**QUINN**  
Estate Agents

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