



14 Colmcille Place

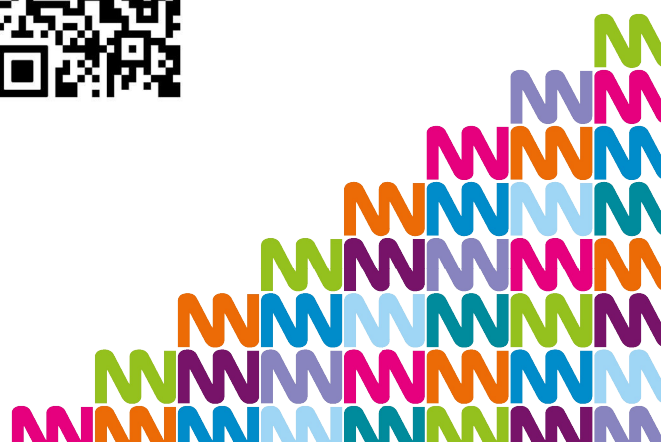
Downpatrick
BT30 6QP

Offers In The Region
Of £139,950

- Semi Detached Home
- Adaptable Accommodation
- Double Aspect Lounge
- Kitchen
- Dining Room
- Ground Floor Bedroom
- Two First Floor Bedrooms
- Oil Fired Central Heating
- Ample Off Road Parking
- 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	69	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





A welcome addition to the thriving Downpatrick property market, this well presented semi detached home offers flexible accommodation across two spacious floors, ideal for a wide range of purchasers.

Perfectly positioned within walking distance of local shops, schools, sports facilities and just a short stroll from the open countryside, this home combines convenience and affordability. Excellent transport links to the town itself, further enhance its appeal.

With its adaptable layout and community centred location, this property is sure to attract strong interest.

Early viewing is highly recommended!

ACCOMMODATION

Comprising double aspect lounge, kitchen, dining room, this home also boasts a ground floor bedroom and family bathroom.

On the first floor are two sizeable bedrooms and area plumbed for bathroom.

OUTSIDE

Externally the property is further enhanced with ample off road parking and easily maintained lawns. The large playing fields to the rear of this property will appeal to families and pet owners, offering ample space for recreation, relaxation, and play just steps from your back door.

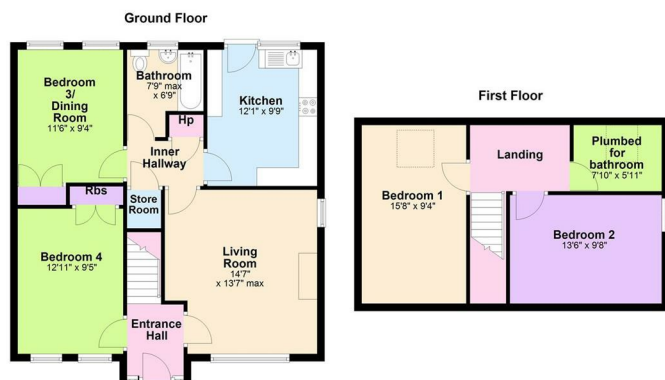
MORTGAGE ADVICE

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



14 Colmille Place, 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.



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

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