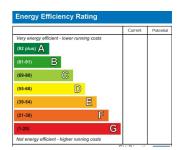


# 3 Malone Drive Downpatrick BT30 6UD

## Offers In The Region Of £285,000

- Detached Family Bungalow
- Flexible Accommodation
- Four Bedrooms, Principle En-Suite
- Double Aspect Lounge with Patio Doors
- Family Room / Office
- Open Plan Kitchen & Dining Area
- Utility Room
- Private, South Facing, Enclosed Rear Garden & Paved Entertaining Areas
- Ample Off Road Parking
- Early Viewing Highly Encouraged







This substantial family home is situated the edge of Downpatrick town centre in the highly sought after Malone development, with easy access to commuter links, offering a tranquil residential setting with convenient access to local amenities.

The property features adaptable accommodation, including two reception rooms and spacious bedrooms, allowing for flexible living arrangements to suit various family needs.

Set on a generous plot, the home is complemented by well maintained lawns, south facing rear garden, entertaining area and ample parking, enhancing its appeal as a comfortable and versatile residence.

### **ACCOMMODATION**

The spacious and flexible accommodation comprises generous double aspect lounge with open fire, kitchen with dining area, utility room, snug/office, family bathroom, four bedrooms including principle en-suite.

### OUTSIDE

The well maintained south facing rear garden and paved entertaining areas are enclosed with mature hedges and shrubs. The property offers ample parking.

### **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



3 Malone Drive, 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 weather the sale completes or not. In addition, none of the appliances neet lested 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 beseed on the measurements provided and double check measurements at all times. Valuation/Whortgage 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 slave, 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

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### **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**

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