



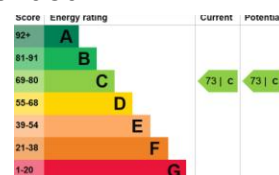
40B Crawfordstown Road
Loughinisland
Downpatrick
BT30 8QA

Offers In The Region Of
£315,000

Secure this home with our in house
 Financial Advisors.

- Spacious Detached Property
- Four Sizeable Bedrooms
- to Include Master Ensuite and Dressing Room
- Three Reception Rooms
- Open Plan Kitchen/Dining Room
- Modern Family Bathroom
- Large Outbuilding
- Oil Fired Central Heating
- Idyllic Country Location
- Early Viewing Recommended

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3 The Square
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Sales and lettings:
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QUINN
Property Sales &
Letting Specialists



We are most pleased to welcome to the sales market this superb 2475 sq. ft. detached home which is situated on a shared laneway on the ever popular Crawfordstown Road and benefits from good sized mature gardens and a large outbuilding.

On the ground floor, the property comprises of a lounge, an open plan kitchen dining leading into a spacious living room, rear hallway and separate utility area. In addition, the ground floor offers a bedroom and a shower room, with level access.

On the first floor there is a further three spacious bedrooms to include master ensuite and dressing room as well as a luxury family bathroom.

Outside the property has a large outbuilding and is set on a sizeable site, mainly laid in lawn and with a separate secure patio area, perfect for entertaining! A great rural location yet convenient to the village of Drumaness & Loughinisland and onward routes to Downpatrick, Newcastle, Ballynahinch & Belfast.

ENTRANCE HALL

With cloaks.

LOUNGE

13' 8" x 12' 4" (4.17m x 3.76m)

KITCHEN/DINING ROOM

14' 5" x 23' 2" (4.39m x 7.06m)

LIVING ROOM

22' 6" x 13' 8" (6.86m x 4.17m)

BEDROOM 4

13' 9" x 12' 5" (4.19m x 3.78m)

SHOWER ROOM

6' 2" x 13' (1.88m x 3.96m)

REAR HALL

UTILITY ROOM

7' 8" x 8' 9" (2.34m x 2.67m)

FIRST FLOOR

GALLERY LANDING

21' 9" x 9' 10" (6.63m x 3m)

BEDROOM 1

20' 3" x 12' 11" (6.17m x 3.94m)

DRESSING ROOM

10' 2" x 13' 8" (3.1m x 4.17m)

ENSUITE

7' 2" x 13' 9" (2.18m x 4.19m)

BEDROOM 2

10' 4" x 13' 1" (3.15m x 3.99m)

BEDROOM 3

9' 7" x 13' 1" (2.92m x 3.99m)

BATHROOM

9' 6" x 9' 10" (2.9m x 3m)

OUTSIDE

Set on spacious site with idyllic countryside views.

OUTBUILDING

18' 2" x 33' 7" (5.54m x 10.24m)



Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspection of the property. None of the appliances or installations have been tested in any way whatsoever. It is our recommendation that a purchaser should fully satisfy themselves by way of survey by an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room.

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.