

3 The Square
Ballynahinch
BT24 8AE

49 - 51 Market Street
Downpatrick
BT30 6LP

3 Newry Street
Banbridge
BT32 3EA

Sales and lettings:
banbridge@quinnestateagents.com
ballynahinch@quinnestateagents.com
downpatrick@quinnestateagents.com
www.quinnestateagents.com

QUINN

Property Sales & Letting Specialists

T 028 9756 4400

T 028 4461 2100

T 028 4062 2226



**6 Orchard Way
Downpatrick
BT30 6LD**

**Offers In The Region Of
£189,500**

Secure this home with our in house
Financial Advisors Ritchie McLean.

- Superb Detached Family Home
- Flexible Accommodation
- Three Reception Rooms
- Three Bedrooms, Master En-Suite
- Open Plan Kitchen / Dining Area
- Mains Gas
- High EPC Rating
- Detached Garage
- Mature Gardens
- Much Sought After Location

RITCHIE
MORTGAGE **McLEAN**
SOLUTIONS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	70	70
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		



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This detached home is situated in a much sought after development off the Strangford Road and conveniently situated to the delightful environs of the Quoile River and surrounding walks.

Recently fitted with mains gas, the property offers flexible accommodation, currently used as three reception rooms, kitchen with dining area and WC on the ground floor, with the family bathroom and three well proportioned bedrooms including master bedroom with ensuite on the first floor.

Externally, the property offers ample off road parking, leading to the detached garage, and boasts very well maintained planting and shrubbery throughout the front and rear gardens. The rear garden is further enhanced with superb views over the surrounding countryside.

Schools in the area have an excellent reputation and many other local amenities are available including St Patricks Golf Course.

A forever home, which is sure to have plenty of interest!

Book your viewing with Edel in our Downpatrick branch.

Accommodation Comprises:

ENTRANCE PORCH
leading to the entrance hall

LIVING ROOM
16' 5" x 10' 5"
(5m x 3.18m)

LOUNGE
17' 7" x 11' 11"
(5.36m x 3.63m)

FAMILY ROOM
12' 10" x 11' 9"
(3.91m x 3.58m)

KITCHEN/DINING ROOM
22' 9" x 10' 9"
(6.93m x 3.28m)

WC
10' 5" x 4' 7"
(3.18m x 1.4m)

FIRST FLOOR LANDING
leading to

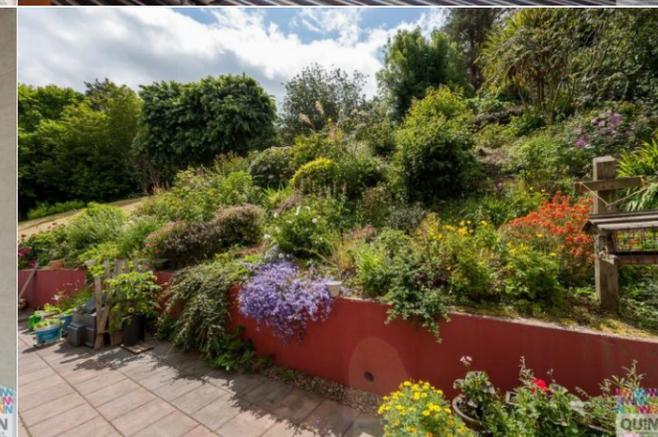
BEDROOM 1
14' 0" x 11' 8" (4.27m x 3.56m)
includes built in robes and leads to en-suite shower room

BEDROOM 2
15' 2" x 10' 9"
(4.62m x 3.28m)

BEDROOM 3
13' 6" x 10' 5"
(4.11m x 3.18m)
with built in robes

BATHROOM
8' 11" x 6' 6"
(2.72m x 1.98m)

GARAGE
22' 1" x 12' 3"
(6.73m x 3.73m)



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 anyway 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.