



24 Saul Meadows
Downpatrick
BT30 6WU
Offers In Region Of
£195,000

- Immaculate Semi Detached Home
- Three Doubles Bedrooms, Master En-Suite
- Lounge with Open Fire
- Open Plan Kitchen, Dining Area & Living Room
- Utility Area
- Ground Floor WC
- Detached Garage & Loft
- Enclosed Rear Garden
- Much Sought After Development
- Early Viewing Highly Recommended



3 The Square
Ballynahinch
BT24 8AE

49 - 51 Market Street
Downpatrick
BT30 6LP

3 Newry Street
Banbridge
BT32 3EA

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T 028 4461 2100

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Sales and lettings:
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We are most pleased to welcome to the sales market, this luxurious, three bedroom semi detached villa in the much sought after Saul Meadows development. Finished to a high specification throughout, this home is sure to suit the demanding needs of the modern family.

The property boasts to the ground floor, lounge, a handy WC, utility area and stylish fitted kitchen, dining area and living room which leads to the paved entertaining area and enclosed rear garden. The family bathroom is located on the first floor, along with three bedrooms, with the master en-suite and comprising walk in wardrobe.

Located close to walks and scenic countryside, as well as Downpatrick's amenities, this property is sure to appeal to many.

Only by internal inspection, can this property be fully appreciated. Prompt viewing is recommended and can be arranged by appointment with Edel in our Downpatrick branch.

ENTRANCE HALL

LOUNGE
16' 7" x 13' 2" (5.05m x 4.01m)
with open fire

KITCHEN/DINING/LIVING ROOM
19' 6" x 17' 3" (5.94m x 5.26m)

UTILITY AREA

GROUND FLOOR WC

BEDROOM 1
13' 6" x 11' 5" (4.11m x 3.48m)

ENSUITE SHOWER ROOM
5' 8" x 5' 6" (1.73m x 1.68m)

WALK IN WARDROBE
5' 4" x 5' 7" (1.63m x 1.7m)

BEDROOM 2
12' 1" x 8' 1" (3.68m x 2.46m)

BEDROOM 3
11' 11" x 8' 2" (3.63m x 2.49m)

BATHROOM
9' 6" x 5' 7" (2.9m x 1.7m)

GARAGE & LOFT
24' 11" x 10' 5" (7.59m x 3.18m)



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.