

## 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

## General Enquiries

sales@quinnestateagents.com



For any enquiry relating to this property, please contact

Edel Curran

edel@quinnestateagents.com



## 13 Ardraccan Downpatrick BT30 6TL

Offers Around  
**£279,950**

### 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.

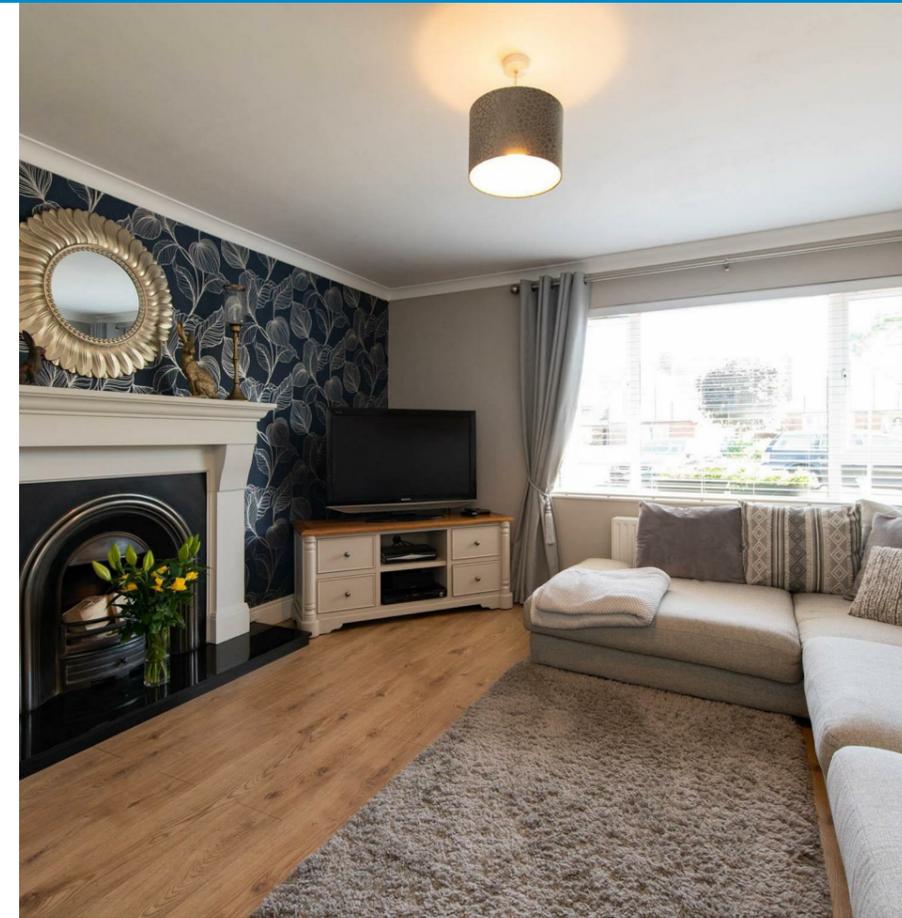
- Detached Family Home
- Four Double Bedrooms, Master En-Suite
- Generous Living Room with Open Fire
- Modern Kitchen with Dining Area
- Dining & Living Room
- Utility Room & Ground Floor WC
- Enclosed Rear Garden & Entertaining Area
- Much Sought After Location
- Beautifully Decorated & Presented Throughout
- Contact Aoibheann on 07710 308 955 to View

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



# 13 Ardraccan

Downpatrick, BT30 6TL



[Directions](#)

This very well cared for and beautifully presented c.1800sq ft family home located in a quiet cul de sac just off the Saul Road, offers accommodation required for modern family living. The spacious accommodation comprises lounge, dining room, kitchen with dining space, utility room, dining & living room, ground floor bedroom with en-suite. There are a further three double bedrooms on the first floor, one with WC and walk in robes, along with the family bathroom. The property is finished to an extremely high standard throughout and benefits from OFCH, pvc double glazing, paved entertaining area, sizeable block built shed, enclosed rear garden and ample off road parking, all within walking distance of popular primary and post primary schools, St Patricks Golf Club and within a short walk of the open countryside. Tastefully decorated throughout, this property will appeal to those seeking a move in ready home. Contact Aoibheann on 07710308955 to organise your viewing.

- ENTRANCE HALL**  
with cloakroom storage and separate WC
- LIVING ROOM**  
with open fire
- DINING ROOM**
- KITCHEN/DINER**
- UTILITY ROOM**
- BEDROOM 4**  
with en-suite shower room
- FIRST FLOOR LANDING**  
access to linen closet and storage area
- BEDROOM 1**  
with walk in robes and WC
- BEDROOM 2**
- BEDROOM 3**
- BATHROOM**
- OUTDOOR SHED**  
block built shed, ideal for home office

