



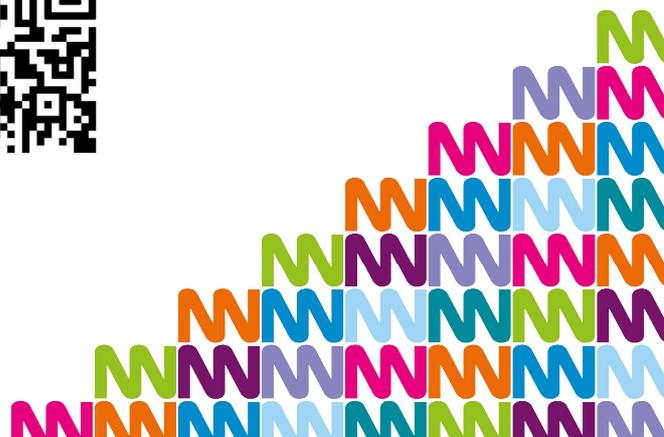
3 Demesne Link
Downpatrick
BT30 6UW

**Offers In The
Region Of £259,950**

- Detached Family Room
- Two Reception Rooms
- Sizeable Sun Room
- Formal Dining Room
- Modern Open Plan Kitchen & Dining Area
- Five Bedrooms, Master En-Suite
- Ground Floor WC
- Enclosed Rear Garden & Entertaining Area
- Tarmac Driveway & Detached Garage
- Immaculately Presented Throughout



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Extending to c2300sq ft including garage, this spacious detached house is situated on a sizeable, private site, just off the towns Ardglass Road in the ever popular Demesne development and ideally located to take full advantage of all the local amenities and within a short walk of the open countryside.

Finished to a high standard throughout and offering superb accommodation, this home is perfect for the modern day living. The current owner has created a modern family home, which will appeal to those seeking nothing to do but move in and enjoy. Internal inspection is a must!

ACCOMMODATION

This home offers thoughtfully laid out and immaculately presented flexible accommodation, comprising family room with open fire, lounge with stove leading to formal dining room and onto the generous sun room. The ground floor also boasts a modern open plan kitchen and dining area as well as handy WC. The family bathroom and five bedrooms are located on the first floor, including Master en-suite.

OUTSIDE

Externally the property boasts ample parking, detached garage, easily maintained front garden and enclosed lawn to the rear, as well as paved entertaining area.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email Donnan on donnan@ritchieclean.co.uk Donnan is based in our Downpatrick branch.

CONTACT

To organise a viewing, please contact Edel on 07710 308 955 or edel@quinnestateagents.com



For any enquiry relating to this property, please contact
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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.