



## 33 Vianstown Heights

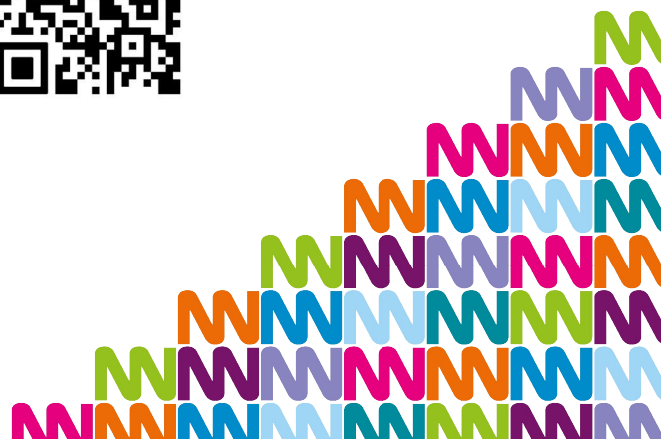
Downpatrick  
BT30 6TF

Offers In The Region Of  
£195,000

- Semi Detached Home
- Three Bedrooms
- Open Plan Lounge, Dining & Kitchen
- Shower Room
- Rear Entertaining Area & Garden
- Utility Room
- Detached Garage
- Ample Off Road Parking
- Desirable Neighbourhood
- Immaculately Presented Throughout



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Nestled in a charming neighborhood just off Bishops Brae, this immaculate 3-bedroom semi-detached home beckons with its stunning presentation and move-in ready allure. Adorned with a tasteful blend of modern elegance and timeless charm, every corner exudes warmth and comfort.

With its seamless fusion of style and functionality, this home embodies the epitome of effortless living.

Early viewing is encouraged and can be organised by contacting Edel Curran on 07703 612 257.

### ACCOMMODATION

The ground floor comprises open plan living with lounge including stove, modern fitted kitchen and dining area with patio doors to the rear entertaining area. The first floor boasts the family shower room and three bedrooms, two with built in robes.

### OUTSIDE

Externally the property is enhanced with substantial off road parking, detached garage and utility room, paved, tranquil entertaining area and private garden to the rear.

### 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@ritchiemclean.co.uk Donnan is based in our Downpatrick branch.

### CONTACT US

To organise your viewing, please contact Edel on 07703 612 257 or edel@quinnestateagents.com



For any enquiry relating to this property, please contact

**Edel Curran**

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07703612257

### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

### Downpatrick Branch

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Downpatrick BT30 6LP  
028 4461 2100

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

### General Enquiries

sales@quinnestateagents.com



33 Vianstown Heights, Downpatrick

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.

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