



2 St. Patricks Way
Ballyalton, Downpatrick
BT30 7DJ

**Offers In The Region Of
£229,950**

- Stunning Detached Home
- Four Bedrooms, Principle En-Suite
- Generous Living Room with Stove
- Open Plan Kitchen & Dining Area
- Ground Floor WC
- Private, Enclosed Rear Entertaining Area
- Gated Off Road Parking
- Beautifully Presented Move In Ready Home
- High EPC Rating - B83
- Highly Sought After Neighbourhood



| Energy Efficiency Rating | | |
|---------------------------------------------|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 83 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |





This stylish move in ready four bedroom detached home, is located in the highly sought after village of Ballyalton approximately 2 miles outside Downpatrick, offering the perfect blend of rural charm and modern comfort.

Situated at the entrance to a quiet cul-de-sac, the current owners have created a modern home offering a blend of contemporary design, high quality finishes, ample natural light and tranquil village living.

This home must be viewed to be fully appreciated.

ACCOMMODATION

Comprising lounge with multi fuel stove, spacious open plan kitchen and dining area with feature media wall, this home also boasts a ground floor WC and cloakroom storage.

On the first floor are four well-proportioned bedrooms including a the principle bedroom with en-suite as well as a modern family bathroom.

OUTSIDE

Externally the property is further enhanced with gated pedestrian access to the front and easily maintained feature entertaining area with pergola at the rear, along with tarmac driveway adding both convenience and curb appeal.

MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email donnan@ritchiemclean.co.uk
Donnan is based in our Downpatrick branch.

ENQUIRIES TO

Edel Curran:
edel@quinnestateagents.com or 07703 612 257



For any enquiry relating to this property, please contact

Edel Curran

edel@quinnestateagents.com
07703 612 257

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

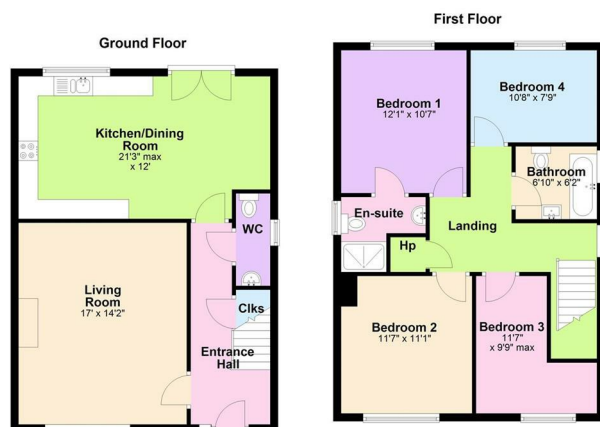
15 Market Street
Downpatrick BT3 06LR
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

downpatrick@quinnestateagents.com



2 St. Patricks Way, Ballyalton, 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.

QUINN
Estate Agents

quinnestateagents.com