



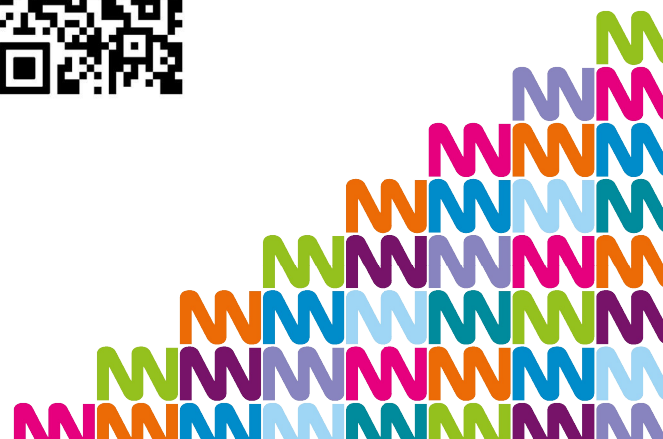
**40 Saintfield Road**  
Crossgar  
BT30 9HY

**Offers In The  
Region Of £350,000**

- Extended Detached Cottage
- 4 Spacious Bedroom
- 3 Bathrooms
- Large Kitchen
- Dining Room & Large Utility
- Family Room
- Master Bedroom with Walk in Wardrobe
- With Second Bedroom ensuite
- Contact Donnan on 07545576819 For Financial Advice



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		







Nestled on the Saintfield Road just outside the charming village of Crossgar, Downpatrick, this detached house offers a delightful blend of character and modern living. Boasting three reception rooms, five bedrooms, and three bathrooms, this deceptively spacious extended cottage is a rare find.

The property's mature gardens provide a serene escape from the hustle and bustle of everyday life, offering a perfect spot for relaxation or entertaining guests. The flexible accommodation layout allows for versatile living arrangements, catering to your every need.

Located in Crossgar, you'll enjoy the tranquility of village life while still being within easy reach of essential amenities. Whether you're looking to commute to work or explore the surrounding areas, this property's convenient location makes it an ideal choice for those seeking a peaceful yet well-connected lifestyle.

## Accommodation

This extended cottage will be perfect for the modern growing family. With 4 bedrooms, and flexible living spaces in the downstairs, you will not be short on space. The kitchen has a pantry just off, and there is also a large utility room. There is a well kept dinning room & large lounge, perfect for entertaining.

This house provides a great opportunity to acquire a spacious home in a popular commuter area.

## Outside

This house has mature gardens, and also has an entertaining patio, perfect for those lovely summer evenings. There is a workshop to the back of the property which would be easily adapted to your needs.

## Financial Advice

We are pleased to recommend Donnan Ritchie to answer any of your mortgage related questions, he can be contacted on 07545576819.



**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.



For any enquiry relating to this property, please contact

**Edel Curran**

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