



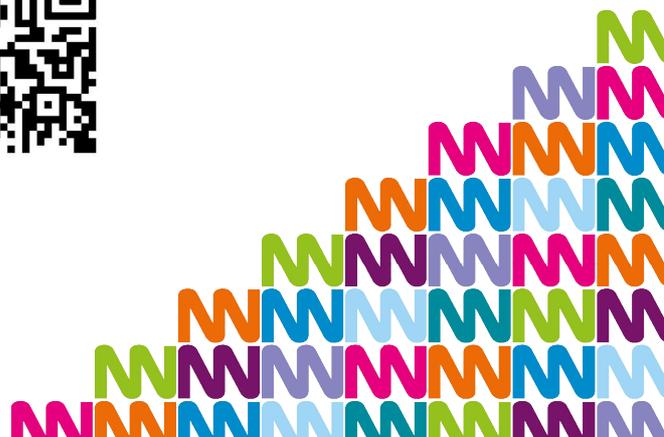
6 Mallard Road
Downpatrick
BT30 6DY

**Offers In The Region
Of £199,950**

- Detached Bungalow
- Four Double Bedrooms
- Generous Living Room with Open Fire
- Open Plan Kitchen & Dining Area
- Shower Room
- Integral Garage
- Oil Fired Central Heating
- Quiet Residential Neighbourhood
- Easily Maintained Gardens
- Chain Free Sale



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





We are most pleased to welcome this well cared for, detached family bungalow to the 2024 sales market.

Located in the quiet 'Greenacres area' just off the Vianstown Road, this home is conveniently located to take full advantage of all the local amenities and within a short walk of the open countryside.

Offering spacious, flexible accommodation throughout, including integral garage, along with easily maintained outdoor areas to the front and rear, 6 Mallard Road is sure to attract interest from a variety of purchasers.

All enquiries to Edel Curran on 07703 612 257.

ACCOMMODATION

The bright and spacious bungalow comprises solid oak wooden floors in the generous living room along with original marble fireplace and open fire, with double doors leading to kitchen and dining area.

The property also boasts a shower room, four double bedrooms, one with built in robes.

OUTSIDE

Approached by tarmac driveway, the property boasts ample off road parking, easily maintained front lawn and large, south facing private rear garden and small patio 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 your viewing, please contact Edel on 07703 612 257 or edel@quinnestateagents.com



For any enquiry relating to this property, please contact

Edel Curran

edel@quinnestateagents.com
07703612257

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



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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