



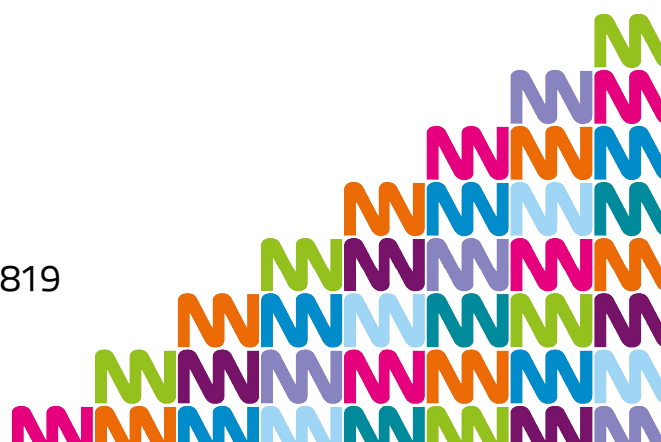
## 14 Kilwood Crescent

Crossgar  
BT30 9DF

Offers In The Region  
Of £189,950

- Detached Bungalow
- Popular Location
- Oil Fired Central Heating
- 3 Double Bedrooms
- Large Family Kitchen & Dining Room
- Family Shower Room
- Built in Storage
- Early Viewing Recommended
- Contact Aoibheann on 07710308955 to arrange
- For Financial Advice contact Donnan on 07545576819

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		







We are most pleased to welcome on to the sales market this beautiful detached bungalow in the popular commuter village of Crossgar. This home has been lovingly kept and has the potential to be a perfect family home. We are sure this property will appeal to a lot of potential buyers, given its location, it would be ideal for anyone who is commuting to Belfast, or also for a young family.

Early Viewing is recommended, contact Aoibheann on 07710308955 to make arrangements.

### Entertaining areas

This property comprises of a large kitchen/dining room to the back of the property - the dining room boasts double french doors, which leads out to the fully enclosed back garden. There is a lounge to the front of the property which has a brick feature fireplace. The 3rd bedroom which is to the front of the property is also currently being used as a family room/lounge. However is easily turned back into a bedroom.

### Living Quarters

This house boasts 3 double bedrooms, one of which benefits from having built in robes. There is also a family shower room. There is a built in hot press & also a cloakroom for some built in storage.

### Viewing

Early Viewing is recommended - contact Aoibheann in our Downpatrick branch to arrange on 07710308955

### Financial Advice

We are most pleased to recommend Donnan Ritchie from Ritchie McLean Mortgage solutions for any financial questions you may have. You can contact him on 07545576819.



For any enquiry relating to this property, please contact

**Aoibheann Dagens**

aoibheann@quinnestateagents.com  
07710308955

### 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



14 Kilwood Crescent, Crossgar

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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Estate Agents

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