



# 114 Bishops Brae Avenue

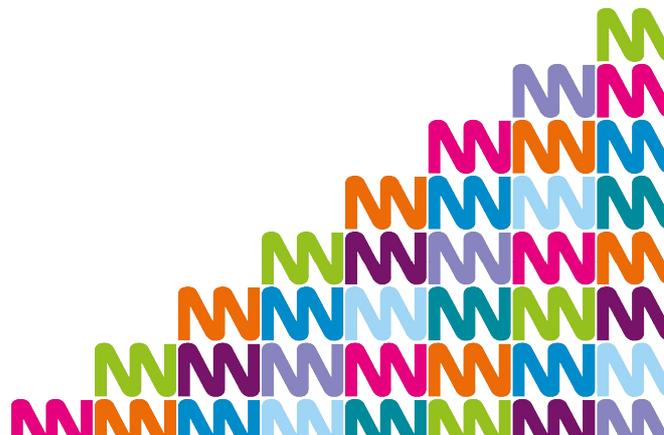
Downpatrick  
BT30 6TQ

## Offers In The Region Of £145,000

- 3 bed semi-detached bungalow
- 1 bedroom with built in robes
- Large Kitchen & Dining Room
- With a lean-to to the rear
- Large Living Room With Bay Window
- Built in Storage
- Stunning Gardens - fully enclosed
- Driveway With Space For Multiple Cars
- Early Viewing Recommended Contact Aoibheann 07710308955
- For Financial Advice Call 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	70





We are most pleased to welcome on to the sales market this beautiful semi detached bungalow in Bishops Brae Avenue. The garden at this property has been lovingly kept - with gates at the front to make it fully enclosed front and back - while also having your parking to the front.

The property itself has the potential to be a fabulous family home - with 3 good sized bedrooms, a kitchen/dining room, with a lean-to to the back of the kitchen. The living room is large with a bay window to the front to outlook into the garden.

Early viewing is recommended as this property is sure to appeal to a lot of people. Contact Aoibheann on 07710308955 to arrange.

### Entertaining Areas

This property boasts a large living room with a beautiful bay window. The kitchen at the property is a good size with space for a dining table. There is a tiled family bathroom.

### Accommodation

There is 3 good sized bedrooms at this house - which would be ideal for someone starting out - or for a young family.

### Gardens

The gardens are fully enclosed, and would be the perfect area for children or pets as they are fully enclosed. There is space in the driveway for multiple cars.

### Viewing

For viewing please contact Aoibheann on 07710308955 or email [Aoibheann@quinnestateagents.com](mailto:Aoibheann@quinnestateagents.com)

### Financial Advice

We are most pleased to recommend Donnan Ritchie from Ritchie McLean Mortgage Solutions - you can contact him via phone on 07545576819 or via email [donnan@ritchiemclean.co.uk](mailto:donnan@ritchiemclean.co.uk)  
Donnan is based in our Downpatrick Office.



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For any enquiry relating to this property, please contact

**Aoibheann Dagens**

[aolibheann@quinnestateagents.com](mailto:aolibheann@quinnestateagents.com)  
07710308955

### 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](mailto:sales@quinnestateagents.com)



114 Bishops Brae Avenue, 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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