

Ballynahinch Branch

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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



For any enquiry relating to this property, please contact

Edel Curran

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7 Drumlin Park
Downpatrick
BT30 6NT

Asking Price
£285,000

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

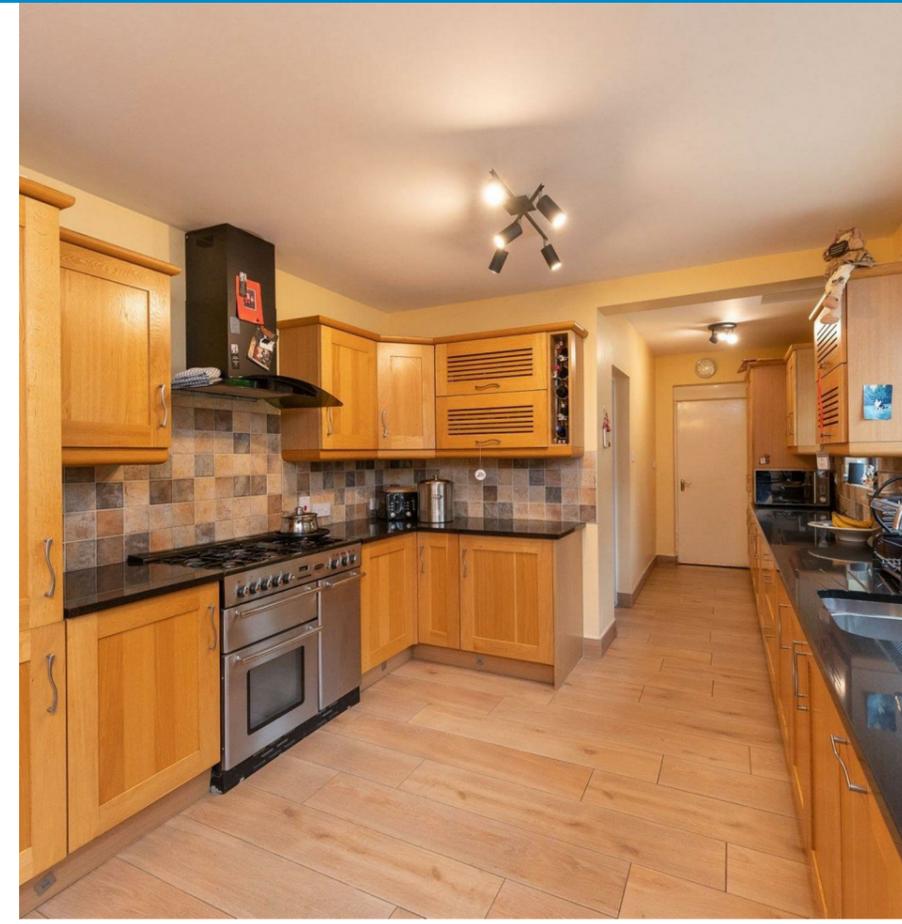
As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

- Detached Family Home
- Flexible Accommodation
- Ground Floor Bedrooms & Bathroom
- Generous Living Room with Open Fire
- Dining Room
- Kitchen & Dining Area
- Utility Room
- Two First Floor Bedrooms & Shower Room
- Feature Entertaining Area
- Internal Inspection Highly Recommended



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	61
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





[Directions](#)

Built in the early 1980's and occupied by the current owners since 2005, this beautifully presented family home located in a quiet cul de sac just off the Saul Road, offers flexible accommodation spread to just over 2000sq ft, sure to meet the demanding needs of the modern family.

The spacious accommodation comprises lounge, family room, office/study, modern kitchen and dining area, utility room, two+ ground floor bedrooms and family bathroom. There are a further two bedrooms and shower room on the first floor, with an added bonus of additional eaves storage and walk in robes.

Ground Floor

As you walk into this property you are greeted by a small porch which leads to an open hallway. There is a large living room, which opens to a lovely bay window, it also has a woodburning stove, perfect for those winter evenings. The living room leads to the formal dining area. However this home also boasts a large kitchen, with plenty of room for a casual dining area. To the side of the kitchen there is a large utility area - perfect for keeping the laundry. The ground floor boasts 3 of the 5 bedrooms, and also a family play room. The bathroom on the ground floor is a good size, and compromised of both a bath & corner shower.

First Floor

On the first floor is the master bedroom with a walk in wardrobe and a balcony to overlook the back garden, and the second bedroom. There is also a shower room in the middle of both rooms & also eaves storage.

The property benefits from oil fired central heating, pvc double glazing, integral garage, paved feature entertaining area, fully enclosed rear garden, perfect for your family pets. Easily maintained front lawn and off road parking, all within walking distance of popular primary and post primary schools and within a short walk of the open countryside.

Only by internal inspection can this family home be truly appreciated.

Gardens & Area

There is a beautiful easily maintained front and back lawn at this property. The back garden is fully enclosed making it the perfect area for your family pet. There is also the perfect entertaining patio area, ideal for having the family round for a BBQ. This property, situated on the ever popular Saul road area of Downpatrick is sure to make the perfect family home.

Viewing

Early viewing is recommended, contact Aoibheann on 07710308955 to arrange.

Financial Advice

For financial advice we are pleased to recommend Donnan Ritchie, from Ritchie McLean Mortgage Solutions You can contact him on 07545576819.



7 Drumlin Park, Downpatrick

