



## 12 Demesne Heights

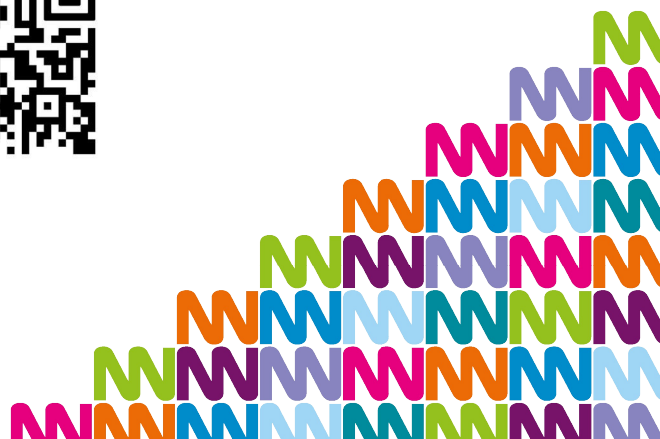
Downpatrick  
BT30 6WB

Offers In The Region Of  
£189,950

- Detached Family Bungalow
- Four Double Bedrooms, One En-Suite
- Generous Living Room with Open Fire
- Open Plan Kitchen & Dining Area
- Integral Garage
- Quiet Residential Neighbourhood
- Off Road Parking
- Enclosed Outdoor Entertaining Areas
- Chain Free Sale
- Prompt Viewing Encouraged



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Located on a private site in the ever popular Demesne development, just off the Ardglass Road, this beautiful detached bungalow is a welcomed addition to the thriving 2024 property market.

Flooded with natural light and neutral decor, 12 Demesne Heights will surely appeal to those seeking a property with nothing to do but move in and enjoy!

Prompt viewing is highly recommended and can be organised by contacting Edel Curran on 07703 612 257.

#### ACCOMMODATION

Boasting flexible accommodation, this bungalow comprises generous living room, kitchen and dining room, family bathroom and four double bedrooms, one ensuite.

#### OUTSIDE

Externally the property is enhanced with off road parking, integral garage, easily maintained front lawn, paved entertaining area and garden to the rear.

#### 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@ritchiemclean.co.uk](mailto:donnan@ritchiemclean.co.uk)  
Donnan is based in our Downpatrick branch.

#### CONTACT US

To organise your viewing, please contact Edel on 07703 612 257 or [edel@quinnestateagents.com](mailto:edel@quinnestateagents.com)



For any enquiry relating to this property, please contact

**Edel Curran**

[edel@quinnestateagents.com](mailto: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](mailto: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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