



44A Scaddy Road
Downpatrick
BT30 9BP

**Offers In The
Region Of £395,000**

- Detached Bungalow with Elevated Views
- Four Bedrooms, Principle En-Suite
- Generous Double Aspect Lounge
- Open Plan Kitchen & Dining Area
- Family Room
- Utility & WC
- Double Garage & Basement Storage
- Extensive Gardens & Entertaining Area
- Oil Fired Central Heating
- 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	59	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





This impressive detached bungalow is set on an elevated site, offering stunning views towards Scrabo Tower on one side and St Patrick's Monument on the other.

Beautifully positioned just three miles from both Downpatrick and Killyleagh, it combines peaceful countryside living with easy access to local amenities.

The idyllic location of this detached bungalow offers peace, privacy, and picturesque surroundings.

ACCOMMODATION

This move in ready home boasts a generous living room with stove, open plan kitchen & dining area, family room, utility room, four bedrooms including principle en-suite and family bathroom.

OUTSIDE

The property offers ample off road parking, double garage, basement, wrap around gardens and elevated entertaining area.

MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email donnan@ritchiemclean.co.uk Donnan is based in our Downpatrick branch.

ENQUIRES TO

Edel Curran:
edel@quinnestateagents.com or 07703 612 257



For any enquiry relating to this property, please contact

Edel Curran

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07703 612 257

Ballynahinch Branch

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Ballynahinch BT24 8AB

028 9756 4400

Downpatrick Branch

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Downpatrick BT30 6LP

028 4461 2100

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028 4062 2226

Carryduff Branch

14B Ballynahinch Road
Carryduff BT8 8DN

028 9081 2422

General Enquiries

downpatrick@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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