



**5 Rademon Avenue**  
Crossgar  
BT30 9NX

**Offers In The Region Of  
£299,950**

- Detached Family Home
- Four Double Bedrooms
- Two Reception Rooms
- Open Plan Kitchen, Living & Dining Area
- Utility Room & WC
- Gas Fired Central Heating
- Enclosed Garden & Entertaining Area
- Ample Off Road Parking
- Highly Sought After Development



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		







This impressive detached four bedroom family home is located in the highly sought-after Rademon development, just off the Saintfield Road in Crossgar.

Designed with flexibility in mind, it offers spacious and adaptable accommodation to suit modern family living.

Set in a quiet, well-established area with easy transport links to both Downpatrick, Belfast and beyond, this move in ready property perfectly balances convenience and comfort in a prime location, allowing you nothing to do but move in and enjoy!

### ACCOMMOATION

The ground floor of this detached family home is flooded with natural light and comprises a generous lounge with open fire, family room, open plan kitchen, living and dining area, and utility room leading to WC. Off the first floor gallery landing are four double bedrooms, family bathroom and separate shower room.

### OUTSIDE

The property offers ample off road parking, and easily maintained lawn to the front and sizeable enclosed rear garden with raised beds, fruit trees and paved 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](mailto:donnan@ritchiemclean.co.uk)  
Donnan is based in our Downpatrick branch.

### ENQUIRIES TO

Edel Curran:  
[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com) or 07703 612 257



For any enquiry relating to this property, please contact

**Edel Curran**

[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com)  
07703 612 257

### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

### Downpatrick Branch

15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

### General Enquiries

[downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)



5 Rademon Avenue, 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.

**QUINN**  
Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)