



11 Edenvale

Crossgar
BT30 9PU

Offers In The Region Of
£249,950

- Detached Bungalow
- Three Bedrooms
- Lounge with Stove
- Open Plan Kitchen & Dining Area
- Bathroom
- Oil Fired Central Heating
- Ample Off Road Parking
- Easily Maintained Outdoor Areas
- Chain Free Sale
- Highly Sought After Development



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





Nestled within the highly coveted development of Crossgar, this well cared for detached bungalow is nestled within a community renowned for its tranquility and convenience and offers a lifestyle of unparalleled refinement.

Providing bright well appointed accommodation, the property the property will suit a wide variety of prospective purchasers and an appointment to view is thoroughly recommended.

ACCOMMODATION

The bungalow comprises generous living room with stove, open plan kitchen and dining area, three bedrooms and family bathroom with separate shower.

OUTSIDE

Externally the property is enhanced with ample off road parking with easily maintained lawn and shrubbery to the front, and entertaining area to the rear.

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.

ENQUIRIES TO

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



For any enquiry relating to this property, please contact

Edel Curran

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



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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