



## 10 Struell Road

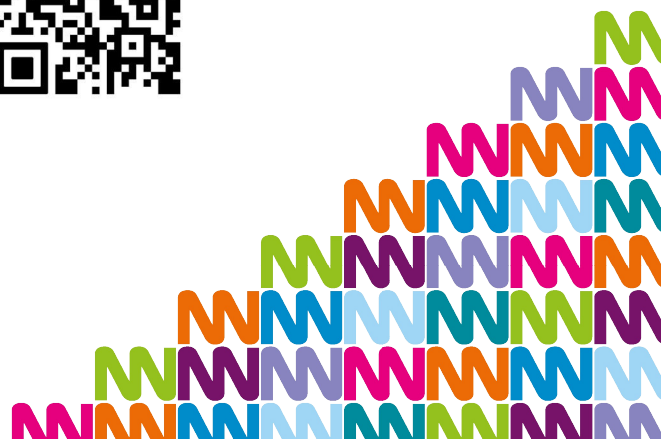
Downpatrick  
BT30 6JR

Offers In The Region Of  
£219,950

- Detached Family Home
- Adaptable Accommodation
- Five Bedrooms including Three Ground Floor
- Generous Lounge with Open Fire
- Kitchen & Dining Room
- Utility Room
- Off Street Parking & Integral Garage
- Superb Panoramic Views
- Highly Sought After Neighbourhood
- 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
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		







Located in the highly sought after Knocknashinna area, this well cared for detached five bedroom home enjoys spectacular elevated views across Downpatrick and beyond, with the tiered rear garden neighbouring the coveted St Patrick's Golf Club.

Offering spacious and adaptable accommodation throughout, the property presents an exciting opportunity for a new owner to modernise and create a stunning family residence tailored to their taste, in a prime residential setting.

### ACCOMMODATION

The adaptable accommodation comprises a generous living room with open fire, open plan kitchen and dining room, utility room with pedestrian access to the integral garage, three ground floor bedrooms, shower room and two first floor bedrooms, one with WC and both with access to eaves storage.

### OUTSIDE

The property is further enhanced with off road parking, easily maintained front garden, integral garage, wrap around paving leading to rear entertaining area and split level rear garden backing onto the second green of St Patricks Golf Course, with panoramic views across Downpatrick and beyond.

### 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:  
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10 Struell Road, Downpatrick

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.



For any enquiry relating to this property, please contact

**Edel Curran**

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07703 612 257

### Ballynahinch Branch

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