



**51 Ballycruttle Road**  
Downpatrick  
BT30 7AG

**Offers In The Region Of**  
**£520,000**

- Detached Family Home, c.4000sq ft
- Flexible Accommodation
- Currently Five Double Bedrooms including Principle Suite
- Open Plan Kitchen & Dining Area
- Generous Lounge
- Triple Aspect Sunroom
- Utility & Boot Room
- Detached Double Garage
- Superb Outdoor Entertaining Areas
- Must Be Viewed To Be Appreciated



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Located at the edge of the small rural hamlet of Ballycruttle, this luxurious detached family home exudes sophistication and comfort throughout.

Externally the property features a spacious double garage, beautifully landscaped garden and a fabulous play and entertaining area.

51 Ballycruttle Road is situated approximately a 10 minute drive from the stunning Ballyhorman Beach, fishing village of Ardglass and historic Downpatrick town.

Combining rural charm with modern amenities, this home offers an exquisite retreat for family living amidst picturesque surroundings.

#### ACCOMMODATION

The ground floor boasts the family bathroom, home office, two bedrooms, one with en-suite and walk in dressing room, generous lounge with stove, open plan kitchen and dining area leading to the sunroom on one side and utility boot room and WC on the other side.

Off the first floor gallery landing are a further three double bedrooms, lounge area, games room and shower room.

#### OUTSIDE

Sitting on a slightly elevated site, the sweeping driveway leads to the wrap around gardens, ample parking areas and rear entertaining areas.

#### 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



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**

[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)

**QUINN**  
 Estate Agents

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