



**71A Annacloy Road**  
Downpatrick  
BT30 9AQ

**Offers In The Region Of  
£395,000**

- Move In Ready Detached Family Home
- Four Double Bedrooms, Principle En-Suite
- Two Generous Reception Rooms
- Well Appointed Kitchen
- Dining Room
- Sun Room
- Utility Room & WC
- Ample Off Road Parking & Double Garage
- Enclosed Gardens & Entertaining Area
- Highly Desirable Location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		







This stylish, move in ready detached family home, extending to approximately 2,500 sq ft, is set in the peaceful village of Annacloy, a few minutes drive from Crossgar with good transport links to Downpatrick, Ballynahinch and beyond. Conveniently located to the local church, as well as being within walking distance of the highly regarded primary school.

Offering flexible accommodation over two well appointed floors, the property is ideal for modern family living. Whether you're looking for communal spaces downstairs or private sleeping quarters above, the layout adapts effortlessly to family life, entertaining, or hosting guests with ease.

A gated entrance provides privacy and security, while the generous site includes a double garage, perfect for storage or additional workspace.

High interest is expected. Early viewing highly advised.

#### ACCOMMODATION

The flexible ground floor accommodation comprises generous double aspect lounge, dining room, living room, sun room, kitchen and utility room with WC, while the first floor boasts the family bathroom, four double bedrooms, three with built in storage, including principle en-suite.

#### OUTSIDE

Private entrance to spacious driveway and double garage. The gardens are laid in lawn, mature shrubs and offer ample space for entertaining with paved patio 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

49 - 51 Market Street  
Downpatrick BT30 6LP  
**028 4461 2100**

#### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
**028 4062 2226**

#### Carryduff Branch

14B Ballynahinch Road  
Carryduff BT8 8DN  
**028 9081 2422**

#### General Enquiries

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



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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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Estate Agents

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