



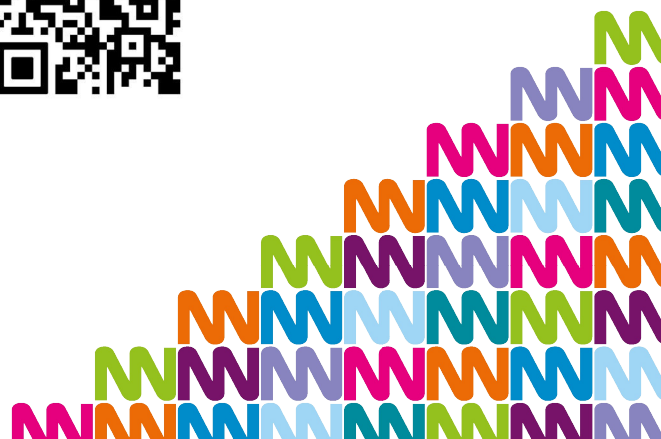
**11 Buckshead Road**  
Downpatrick  
BT30 8JB

**Offers In The Region Of  
£450,000**

- Detached Family Bungalow
- Five Bedroom, One En-Suite
- Recently Renovated Throughout
- Large Lounge with Stove
- New Fitted Kitchen & Dining Area
- Newly Landscaped Garden & Patio Area
- Detached Garage / Store / Annex
- Tarmac Driveway & Ample Parking
- Elevated Site with Stunning Panoramic Views
- 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		
(55-68) D	60	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Boasting breathtaking views of the Mourne Mountains and Dromara Hills, this recently renovated detached family bungalow is located just three miles from Downpatrick and nine miles from Newcastle, on an elevated site on Buckshead Road, offering the perfect blend of tranquility and convenience.

The garage annex at the rear of the property, could, subject to necessary approvals, provide income potential by converting to an Air B&B.

This home truly needs to be seen in person to be fully appreciated, as photos alone can't capture everything it has to offer.

There is also an option to purchase a large workshop, garage and outbuildings with separate entrance.

## ACCOMMODATION

This home has been affectionately modernised, creating a move in ready property boasting flexible accommodation comprising a generous living room with stove, open plan kitchen & dining area, utility area and WC, family bathroom and five bedrooms including one with en-suite facilities.

## OUTSIDE

Approached by tarmac driveway and ample off parking to the front and rear of the property, garage/annex, south facing garden and paved elevated 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)



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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