



## 3 Malone Drive

Downpatrick  
BT30 6UD

Offers In The Region Of  
£285,000

- Detached Family Bungalow
- Flexible Accommodation
- Four Bedrooms, Principle En-Suite
- Double Aspect Lounge with Patio Doors
- Family Room / Office
- Open Plan Kitchen & Dining Area
- Utility Room
- Private, South Facing, Enclosed Rear Garden & Paved Entertaining Areas
- Ample Off Road Parking
- Early Viewing Highly Encouraged



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





This substantial family home is situated the edge of Downpatrick town centre in the highly sought after Malone development, with easy access to commuter links, offering a tranquil residential setting with convenient access to local amenities.

The property features adaptable accommodation, including two reception rooms and spacious bedrooms, allowing for flexible living arrangements to suit various family needs.

Set on a generous plot, the home is complemented by well maintained lawns, south facing rear garden, entertaining area and ample parking, enhancing its appeal as a comfortable and versatile residence.

#### ACCOMMODATION

The spacious and flexible accommodation comprises generous double aspect lounge with open fire, kitchen with dining area, utility room, snug/office, family bathroom, four bedrooms including principle en-suite.

#### OUTSIDE

The well maintained south facing rear garden and paved entertaining areas are enclosed with mature hedges and shrubs. The property offers ample parking.

#### 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**

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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)



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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