



## 1 Dufferin Park

Downpatrick  
BT30 6JX

£895 Per Month

- Detached 3 Bed Bungalow
- Convenient Location
- Stunning Views
- D59 EPC
- Recently Decorated Throughout
- Kitchen with Extended Sun Room
- Large Lounge
- Available from July
- Contact 02844612100 for more info



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		







Nestled in the ever popular Knocknashinna area of Downpatrick, this delightful three-bedroom detached bungalow offers a perfect blend of comfort and convenience.

The property features a spacious reception room, ideal for relaxing or entertaining guests, three well-proportioned bedrooms that provide ample space for family living or guest accommodation as well as a beautiful sunroom of the kitchen, separate utility area and bathroom with stand alone shower, boasting practicality and enhancing the functionality of the home.

The property benefits from easy access to nearby amenities, local schools and transport links. This property presents a wonderful opportunity to enjoy a comfortable lifestyle in a peaceful setting.

### Application Process

Email [downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com) or call Downpatrick Office on 02844612100 to request an application form.

### Rates

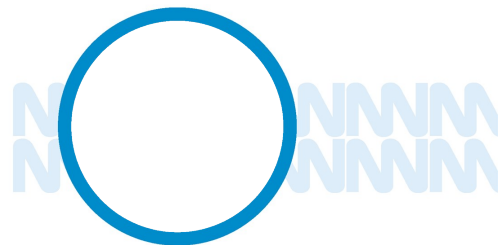
The rates for this property are paid by the landlord.

### Housing Benefit

Each application will be considered on an individual basis, we encourage you to fill in the application as thoroughly as possible & seek advice from your local housing authority if you need clarity on what you are entitled to.

### Pets

Pets can come with an increased risk of damage to the property - however we treat every application on an individual basis therefore it wouldn't be a deciding factor.



For any enquiry relating to this property, please contact

**Kayleigh Smyth**

[kayleigh@quinnestateagents.com](mailto:kayleigh@quinnestateagents.com)  
07710308955

### 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)

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Estate Agents

[quinnestateagents.com](http://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.