



## 7 Chapel View

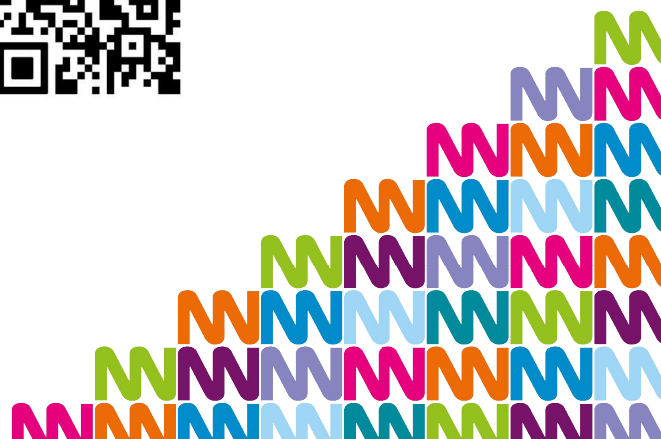
Annacloy  
BT30 8FL

Offers In The Region Of  
£285,000

- Semi Detached Family Home
- Living Room with Open Fire
- Open Plan Kitchen, Dining & Family Room
- Utility Room
- Ground Floor WC
- Four Bedrooms, Principle En-Suite
- Outdoor Home Office
- Enclosed Rear Garden & Paved Entertaining Area
- Ample Off Road Parking
- Highly Desirable Neighbourhood



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







This stunning move-in-ready semi-detached family home is nestled in the highly sought after Chapel View development in Annacloy, approximately five miles from both Downpatrick and Ballynahinch, it provides easy access to local amenities and transport links.

Boasting modern interiors and a spacious layout, this beautifully presented property offers comfort and style, perfect for family living.

Ideally situated close to Holy Family Primary School, it provides a convenient and welcoming community setting.

With its well-maintained garden, contemporary finishes, and excellent location, this home is an exceptional opportunity for those seeking a blend of tranquility and accessibility.

#### ACCOMMODATION

The spacious, flexible accommodation comprises to the ground floor, generous living room with open fire, open plan kitchen, dining and family area, utility room and WC, while the first floor boasts the family bathroom, four sizeable bedrooms, three will built in robes and principle bedroom en-suite.

#### OUTSIDE

The property offers ample off road parking, easily maintained front lawn, enclosed garden and entertaining area to the rear, accessing purpose built work from home space.

#### 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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#### 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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