



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



For any enquiry relating to this property, please contact

Edel Curran

edel@quinnestateagents.com
07703 612 257



31a Annacloy Road
Downpatrick
BT30 9AE

Offers In The
Region Of **£395,000**

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.

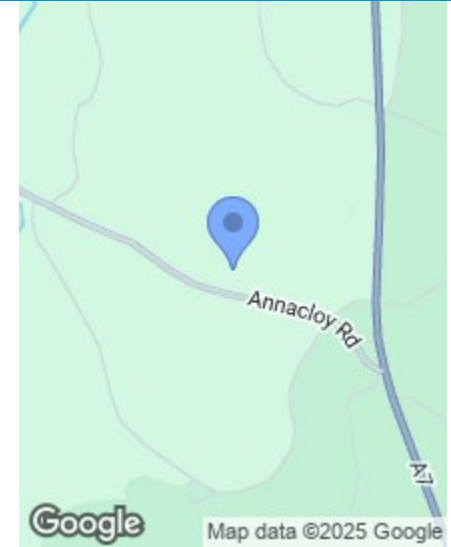
- Detached Family Home
- Flexible Accommodation
- Six Double Bedrooms
- Spacious Lounge with Stove & Dining Area
- Family Room with Open Fire
- Two Bathrooms
- Utility & Shower Room
- Games Room / Office
- Mature Garden & Entertaining Area
- Also Listed in a Lot with c. 46 acres Agricultural Land & Farmyard

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			



31a Annacloy Road

Downpatrick, BT30 9AE



[Directions](#)

Built in early 2000s and owner occupied from new, this extensive family home measures c3200sq ft and is tucked off the main Annacloy Road in the tranquil and picturesque townland of Dunnanelly, approximately 2.5 miles from Downpatrick and 3.5 miles from Crossgar.

Along with the dwelling house, there is an opportunity to purchase a sizeable farmyard, comprising five stables, six kennels, workshop, hayshed with loft, store, purpose built c.80ft x 50ft farm shed, along with c. 46 acres of agricultural land. This may be available in lots.

ACCOMMODATION

Boasting flexible accommodation over two floors, this well cared for family home comprises to the first floor, a bathroom and two double bedrooms, both with built in robes. The ground floor accommodation boasts living room with open fire, kitchen, lounge with stove and dining area, utility & shower room, games room, family bathroom and four double bedrooms, two with built in robes.

OUTSIDE

The property boasts mature lawns, entertaining area, ample parking.

VIEWING ARRANGEMENTS

Please contact Edel on 07703 612 257 or edel@quinnestateagents.com to organise your viewing.

