



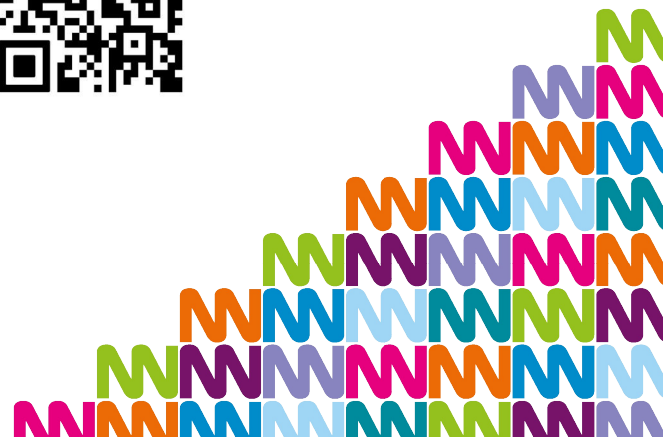
7 Cargagh Road
Annacloy, Downpatrick
BT30 9AG

**Offers In The
Region Of £275,000**

- Detached Elevated Bungalow
- Lounge with Open Fire
- Open Plan Kitchen & Dining Area
- Utility Room
- Sunroom with Wood Burning Stove
- Three Double Bedrooms
- Private Garden & Entertaining Area
- Highly Sought After Area Location
- Three Detached Garages
- Prompt Viewing Encouraged



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E	30	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





7 Cargagh Road is a charming detached bungalow located in the scenic countryside just off the Annacloy Road, conveniently situated only 5 to 6 minutes from the commuter towns of Downpatrick and Crossgar, offering easy access to local amenities, while boasting beautiful views of both the Mourne Mountains and Dromara Hills.

With its prime location this bungalow presents an excellent opportunity for those looking to embrace a peaceful lifestyle.

ACCOMMODATION

The bungalow comprises entrance porch, generous lounge with open fire, open plan kitchen and dining area, utility room, sunroom with wood burning stove, three double bedrooms all with built in robes, bathroom and WC.

OUTSIDE

Ample parking is available at the front of the property, well maintained lawns, paved rear entertaining area. The property is further enhanced with purpose built outbuilding and two garages.

MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email donnan@ritchieclean.co.uk
Donnan is based in our Downpatrick branch.

ENQUIRIES TO

Edel Curran:
edel@quinnestateagents.com or 07703 612 257



For any enquiry relating to this property, please contact

Edel Curran

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



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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