



**9 Bishops Brae Gardens**  
Downpatrick  
BT30 6TD

**Offers In The Region Of**  
**£185,000**

- Detached Bungalow
- Three Bedrooms, including Principle En-Suite
- Living Room with Open Fire
- Open Plan Kitchen & Dining Area
- Shower Room
- Ample Off Road Parking & Detached Garage
- Elevated Site
- Enclosed Rear Garden & Entertaining Area
- Oil Fired Central Heating
- Highly Sought After Neighbourhood



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Nestled on an elevated site in the popular Bishops Brae area of Downpatrick, this well cared for detached three bedroom bungalow offers comfortable and convenient living.

Featuring a spacious layout, a detached garage, and well maintained gardens, the property enjoys a sought after, peaceful setting.

With excellent transport links into the town and within walking distance of local shops, schools, and community hubs, it's an ideal home for families or those seeking a relaxed lifestyle with easy access to amenities.

#### ACCOMMODATION

This home comprises lounge with open fire, open plan kitchen with dining area, shower room and three bedrooms including principle en-suite.

#### OUTSIDE

The property offers ample off road parking, easily maintained front lawn, enclosed entertaining area and raised garden area to the rear, with pedestrian access to the detached garage.

#### 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**

[edel@quinnestateagents.com](mailto: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

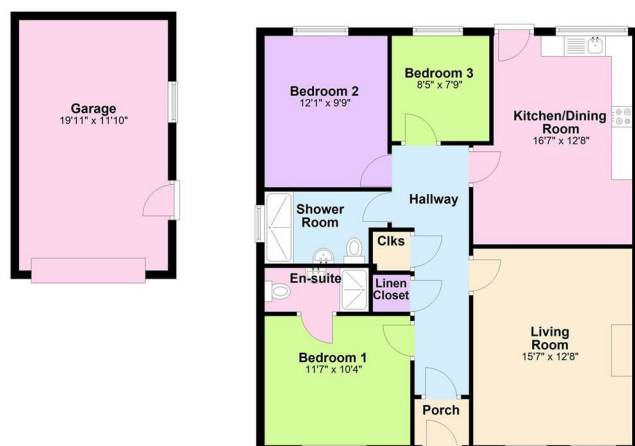
#### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

#### General Enquiries

[downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)

Ground Floor



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.

**QUINN**  
Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)