



## 9 Demesne Park

Downpatrick  
BT30 6WG

Offers In The Region Of  
£215,000

- Detached Family Home
- Four Bedrooms, Principle En-Suite
- Lounge with Open Fire
- Open Plan Kitchen & Dining Room
- Ground Floor WC
- Detached Garage
- Enclosed Rear Entertaining Area
- Oil Fired Central Heating
- Chain Free Sale
- Viewing By Appointment



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		







Located in the ever popular Demesne development, just off the Ardglass Road, close to walks and scenic countryside, as well as Downpatrick amenities, this well cared for detached home is a welcomed addition to the thriving 2025 property market.

Flooded with natural light and great potential throughout, 9 Demesne Park is the perfect blank canvas to create your dream home.

Early viewing is highly encouraged.

### ACCOMMODATION

The ground floor comprises a generous lounge with open fire, open plan kitchen and dining area and handy WC. The family bathroom and four sizeable bedrooms, including principle en-suite are located on the first floor.

### OUTSIDE

Externally the property is further enhanced with detached garage, off road parking and teared paved entertaining area enclosed to the rear boasting elevated over Downpatrick and beyond.

### 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)



9 Demesne Park, Downpatrick

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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