



6 St. Dymphas Avenue
Downpatrick
BT30 6EG

**Offers In The Region Of
£127,500**

- Mid Terrace Home
- Three Bedrooms
- Generous Living Room
- Open Plan Kitchen & Dining Area
- Ground Floor WC
- Oil Fired Central Heating
- On Street Parking
- Enclosed Entertaining Areas
- PVC Double Glazing
- Located In Quiet Cul de Sac



| 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 | 53 | 65 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |





Nestled in a quiet cul-de-sac, this well cared for mid terrace home offers a peaceful setting with excellent transport links to the main town.

Ideally located, it's within walking distance of local shops, schools, and sports hubs, making it a perfect choice for families, first-time buyers, or those seeking convenience and community.

ACCOMMODATION

The ground floor accommodation comprises lounge, open plan kitchen and dining area and WC, while the first floor boasts the family bathroom. three sizeable bedrooms, two with built in storage.

OUTSIDE

On street parking to the front and easily maintained front lawn area and enclosed rear entertaining area with insulated work studio with internet connection.

MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email donnan@ritchiemclean.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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