



**16 Knockchree Road**  
Downpatrick  
BT30 6RP

**Offers In The Region Of  
£229,950**

- Detached Bungalow
- Three Bedrooms
- Generous Lounge
- Open Plan Kitchen & Dining Area
- Sun Room
- Shower Room
- Garage & Ample Off Street Parking
- Superb Front & Rear Garden and Entertaining Area
- Highly Sought After Neighbourhood
- Chain Free Sale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





This charming and well maintained detached bungalow is a welcome addition to the thriving property market, nestled on an elevated site in the ever-popular Knocknashinna area of Downpatrick, offering a rare opportunity to secure a home in one of the town's most sought-after residential locations, close to local schools and amenities.

This home is finished to an exceptional standard and offers superb accommodation, perfect for the modern day living.

Immaculately presented both inside and out, the property boasts generous living space, manicured gardens, and a sense of peace and privacy, making it ideal for families or those seeking single level living in a friendly, established community.

Prompt viewing encouraged.

#### ACCOMMODATION

The property comprises three bedrooms, one with built in robes, shower room, lounge, kitchen with dining area and sun room.

#### OUTSIDE

Externally the bungalow benefits from ample off street parking, garage and easily maintained front lawn, enclosed rear garden and paved entertaining area.

#### 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)



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)