

# QUINN

Estate Agents

## Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

## Downpatrick Branch

49 - 51 Market Street  
Downpatrick BT30 6LP  
028 4461 2100

## Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

## Carryduff Branch

14B Ballynahinch Road  
Carryduff BT8 8DN  
028 9081 2422

## General Enquiries

downpatrick@quinnestateagents.com



For any enquiry relating to  
this property, please contact

Edel Curran

edel@quinnestateagents.com  
07703 612 257



7 St. Patricks Circle  
Downpatrick  
BT30 7JF

Offers In The  
Region Of £149,950

### 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

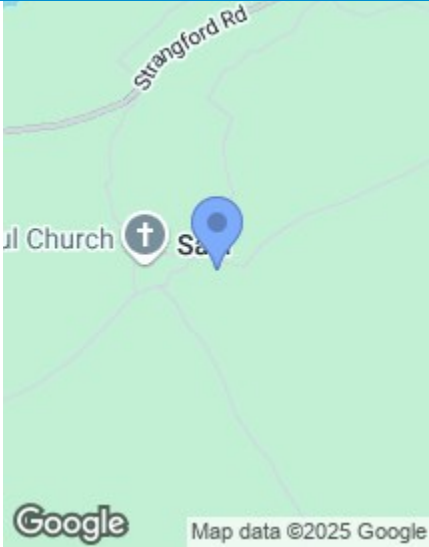
As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

- Semi Detached Home
- Three Bedrooms
- Living Room with Open Fire
- Kitchen & Dining Area
- Ample Off Road Parking
- Enclosed Rear Garden
- Oil Fired Central Heating
- Chain Free Sale
- Much Sought After Location
- Contact Edel on 07710 308 955 to View

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







Directions

Built in the 1950's, this c. 750sq ft semi detached house is situated in a quiet little development know locally as 'Saul Circle' just off St Patricks Road and is sure to appeal to a variety of purchasers.

The property comprises to the ground floor, living room with open fire, kitchen and dining area and family bathroom. The first floor accommodates three bedrooms, one with built in robes.

Externally the property boasts paved off road parking to the front and enclosed rear garden.

ENTRANCE HALL

LIVING ROOM  
with open fire

KITCHEN

NOOK

BATHROOM

FIRST FLOOR LANDING

BEDROOM 1  
with built in robes

BEDROOM 2

BEDROOM 3

