



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

General Enquiries

sales@quinnestateagents.com



For any enquiry relating to this property, please contact

Edel Curran

edel@quinnestateagents.com
07703612257



**9A Iveagh Park
Downpatrick
BT30 6JZ**

**Offers In The
Region Of £145,000**

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.

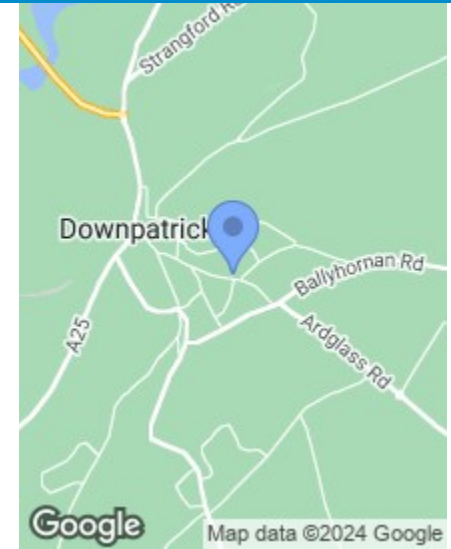
Valuation/Mortgage Service

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.

- Commercial Premises
- Currently Trading as Hair Salon
- Opportunity to Re-Develop (subject to approvals)
- Contact Edel on 07703 612 257

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





Directions

Situated in the quiet, residential Knocknashinna area of Downpatrick, we offer the rare opportunity to purchase a commercial unit, which was trading as a successful hair salon until recently.

The property boasts another access to a lounge, kitchen, bedroom and shower room, which with appropriate approvals, could be easily converted to part residential, with separate access to the current commercial unit, or indeed full redevelopment to a detached bungalow.

Further further information, please contact Edel on 07703 612 257

- SALON
- UTILITY AREA
- WC
- ENTRANCE HALL
- LOUNGE
- KITCHEN
- SHOWER ROOM
- BEDROOM
- REAR HALL

Ground Floor

