



## 4 Saul Manor

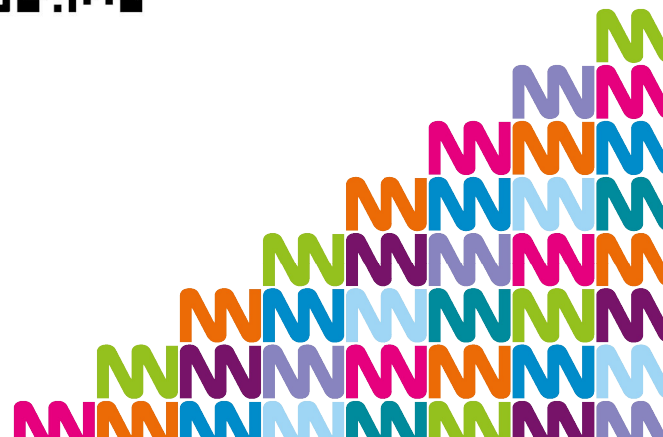
Downpatrick  
BT30 6FW

Offers In The Region Of  
**£255,000**

- Luxurious Detached Home
- Three Bedrooms, Master En-Suite
- Open Plan Kitchen & Dining Room
- Generous Lounge with Stove
- Ground Floor WC
- Detached Garage & Garden Store
- Enclosed Rear Garden & Paved Entertaining Area
- Tarmac Driveway
- High EPC Rating B84
- Immaculately Presented Throughout



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Built in 2019 this luxurious detached home is situated in one of Downpatrick's newest, and most desirable developments, just off the town's popular Saul Road, in close proximity to the various amenities Downpatrick has to offer, including primary and post primary schools, St Patrick's Golf Course, and also within a short walk of the open countryside.

Finished to a high standard throughout and offering superb accommodation, this home is perfect for the modern day living. The current owners have created a modern family home, which will appeal to those seeking nothing to do but move in and enjoy. Internal inspection is a must!

#### ACCOMMODATION

This home offers thoughtfully laid out and tastefully presented accommodation, comprising to the ground floor a generous living room with stove, open plan kitchen and dining area including pantry and WC and cloakroom storage. The family bathroom and three bedrooms, including master en-suite with built in robes are situated on the first floor.

#### OUTSIDE

Externally the property boasts a detached garage with separate garden store to the rear, ample off road parking, easily maintained front lawn and fully enclosed rear garden and paved entertaining area.

#### MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email Donnan on donnan@ritchieclean.co.uk Donnan is based in our Downpatrick branch.

#### CONTACT

To organise a viewing, please contact Aoibheann on 07710 308 955 or [aolibheann@quinnestateagents.com](mailto:aolibheann@quinnestateagents.com)



For any enquiry relating to this property, please contact

**Aoibheann Dagens**

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#### General Enquiries

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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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