



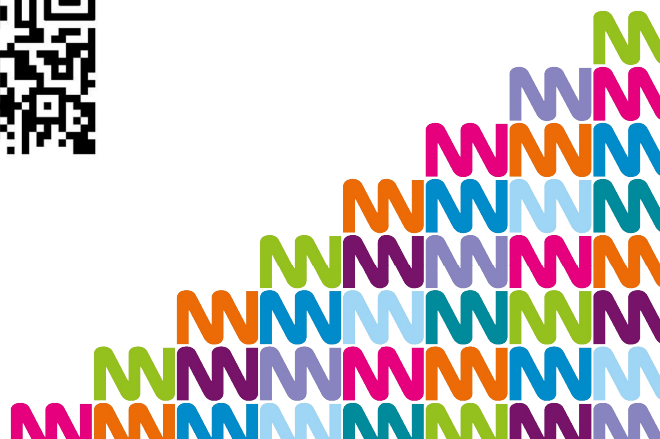
27 Woodgrange Road
 Downpatrick
 BT30 8JG

Offers In The Region Of
£375,000

- Detached Family Bungalow
- Four Double Bedrooms, Two Ensuite
- Two Reception Rooms
- Open Plan Kitchen & Dining Area
- Flexible Accommodation
- Two Garages, Outbuildings & Field
- Ample Off Road Parking
- Enclosed Gardens & Entertaining Areas
- Breathtaking Rural Views
- Viewing Strictly By Appointment



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





We're very pleased to welcome this c.2000sq ft detached family bungalow to the sales market. Approximately 4 miles from Crossgar and Downpatrick, the Woodgrange Road is tucked off the Loughinisland Road, outside Annacloy.

Located on a 2 acre site, with breathtaking, undisturbed views over rolling countryside, this forever family home is finished to a high standard throughout, and is sure to appeal to a variety of purchasers, given its spacious and versatile accommodation, as well as adjoining field to the rear of the property.

With so many great attributes, this is an ideal opportunity for those seeking family living in a relaxed rural setting whilst offering convenience to local amenities and road networks for commuting.

ACCOMMODATION

Providing flexible accommodation, 27 Woodgrange Road comprises, entrance hall sun room, two reception rooms, large open kitchen and dining area with patio doors leading to the rear garden, as well as four double bedrooms, two with wet room ensuite facilities, and all with built in robes.

OUTSIDE

Approached by two gated entrances, the bungalow also boasts two garages, one with first floor loft area, which would make an ideal home office, workshop and outbuilding, as well as enclosed paved patio area, enclosed lawn areas, entertaining area and field to the rear.

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@ritchiemclean.co.uk Donnan is based in our Downpatrick branch.

CONTACT

To organise your viewing, please contact Edel on 07703 612 257 or 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.



For any enquiry relating to this property, please contact

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