



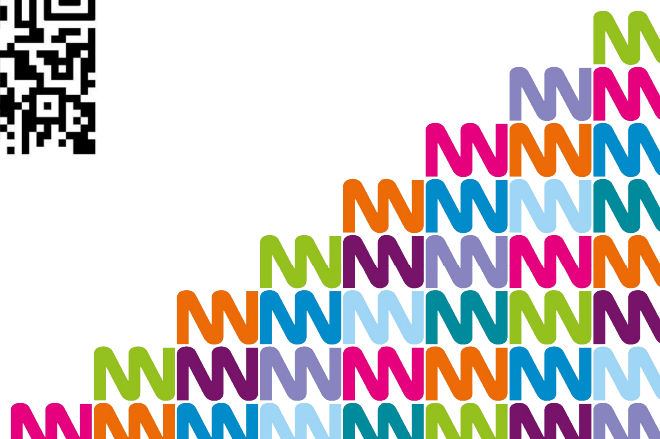
**3 Movilla Road**  
Downpatrick  
BT30 6JW

**Offers In The Region Of  
£195,000**

- Detached Family Home
- Flexible Accommodation
- Six Double Bedrooms
- Generous Living Room
- Dining Room & Lounge
- Kitchen & Utility Area
- Oil Fired Central Heating
- Quiet Residential Area
- Easily Maintained Gardens
- Chain Free Sale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		67	67
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			





We are most pleased to welcome this well cared for, detached family home to the 2024 sales market.

Located just off Knocknashinna Road, this home is conveniently located to take full advantage of all the local amenities and within a short walk of the open countryside.

Offering spacious, flexible accommodation throughout, including ground floor bedroom with ensuite facilities, along with easily maintained outdoor areas to the front and rear, 3 Movilla Road is sure to attract interest from a variety of purchasers.

All enquiries to Edel Curran on 07703 612 257.

### ACCOMMODATION

This spacious property offers flexible accommodation throughout, including on the ground floor, double aspect living room, lounge and dining room, kitchen leading to rear porch, utility area, bedroom and en-suite shower room. The first floor landing leads to a further five double bedrooms, three with built in robes and the family bathroom.

### OUTSIDE

The property boasts off road parking, easily maintained front lawn and sizeable private rear garden.

### 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 your viewing, please contact Edel on 07703 612 257 or edel@quinnestateagents.com



For any enquiry relating to this property, please contact

**Edel Curran**

edel@quinnestateagents.com  
07703612257

### 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



3 Movilla Road, Downpatrick

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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Estate Agents

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