



**40 St. Dillons Avenue**  
Downpatrick  
BT30 6HZ

**Offers In The Region Of  
£158,000**

- Semi Detached Home
- Three Bedrooms
- Generous Lounge with Stove
- Open Plan Kitchen & Dining Area
- Ground Floor WC
- Enclosed Rear Garden & Entertaining Area
- Garage & Off Road Parking
- Convenient to Local Schools & Amenities
- Tastefully Decorated Throughout
- Early Viewing Recommended



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





This luxurious semi detached home which is centrally located close to local schools, shops and eating establishments, is sure to appeal to a variety of purchasers.

The current owners have finished their home to a very high standard throughout, which will only be appreciated by internal inspection.

Boasting contemporary design elements, this property offers a seamless blend of comfort and functionality. With its spacious layout and tasteful decor, the new owners will have nothing to do but move in and enjoy!

#### ACCOMMODATION

The ground floor comprises lounge with stove, open plan fitted kitchen and dining area and WC. The first floor boasts the family bathroom, three bedrooms including one with built in robes.

#### OUTSIDE

Externally the property is further enhanced with a garage, off and on street parking to the front of the property, while the rear garden and entertaining area, is both private and easily maintained.

#### 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](mailto:donnan@ritchiemclean.co.uk)  
Donnan is based in our Downpatrick branch.

#### CONTACT US

To organise your viewing, please contact Edel on 07703 612 257 or [edel@quinnestateagents.com](mailto:edel@quinnestateagents.com)



For any enquiry relating to this property, please contact

**Edel Curran**

[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com)  
07703612257

#### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

#### Downpatrick Branch

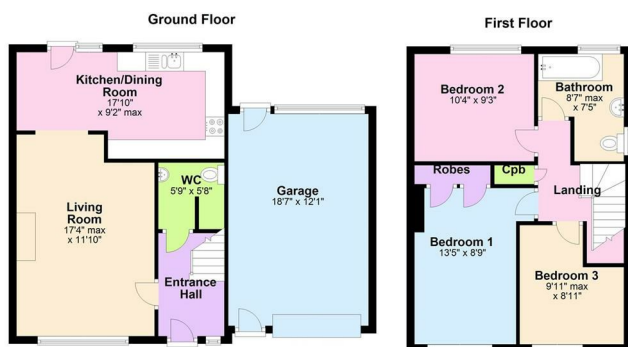
49-51 Market Street  
Downpatrick BT30 6LP  
028 4461 2100

#### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

#### General Enquiries

[sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)



40 St. Dillons Avenue, 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.

**QUINN**  
Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)