



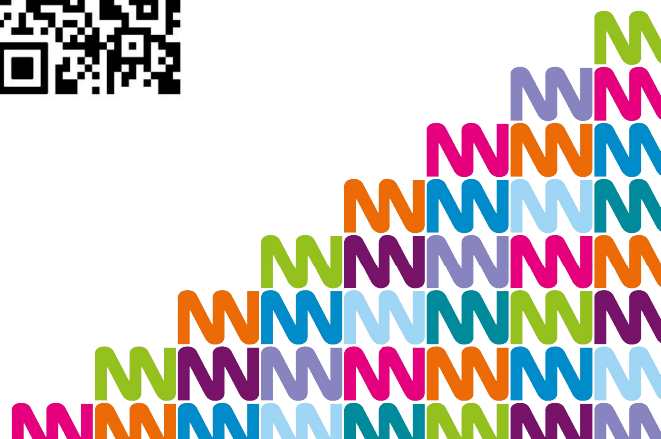
**51 Roughal Park**  
Downpatrick  
BT30 6HB

**Offers In The Region Of  
£249,950**

- Detached Bungalow
- Superb Flexible Accommodation
- Four Bedrooms
- Double Aspect Lounge
- Two Kitchens
- Two Washrooms
- Tarmac Driveway & Garage
- Mature Gardens & Entertaining Area
- Oil Fired Central Heating
- 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		55	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Built in the early 1960s, and occupied by the same family since then, this detached bungalow, with excellent garaging underneath, is set on a superb elevated site in the exclusive Roughal Park area of Downpatrick, with generous gardens and delightful far reaching views over the town and beyond.

The property is well located at the edge of the town and is in close proximity to all local amenities, and a short walk to the open countryside.

Early viewing is encouraged and can be organised by contacting Edel Curran on 07703 612 257.

#### ACCOMMODATION

Offering flexible accommodation, 51 Roughal Park comprises four bedrooms, bathroom, shower room, double aspect living room, kitchen, kitchen annex/utility area and cloakroom storage areas.

#### OUTSIDE

Externally, the meticulously crafted tapestry of a laid out lawn, vibrant trees and shrubs, and a well maintained front hedging with ample off street parking and access to the garage, is a credit to the current owners, while the enclosed rear garden and decked entertaining area, enjoys good privacy.

#### 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 US

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



51 Roughal Park, 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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