



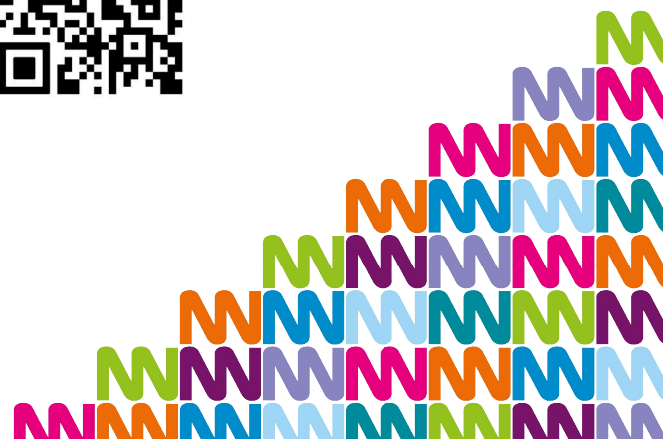
**106a & 106b Saul Street**  
 Downpatrick  
 BT30 6NQ

**Offers In The Region Of  
 £137,500**

- Investment Opportunity
- Accommodation Over Three Floors
- Two Separate Homes
- Self Contained Ground Floor Apartment
- Oil Fired Central Heating
- Enclosed Rear Garden & Entertaining Area
- Centrally Located
- 106A - EPC 36F
- 106B - EPC 38F
- Contact Edel on 07703 612 257 to View



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	43
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			







Once a singular abode and being sold as one lot, time and modernity have seen this property partitioned into two distinct accommodations, 106a and 106b, each with its own unique charm. The sturdy stone walls stand as silent witnesses to the passage of time.

With a touch of vision and a sprinkle of innovation, this cherished abode holds the potential to seamlessly meld the classic with the modern, promising a sanctuary where history meets the demands of present-day living.

Viewing is highly recommended to appreciate the extent and potential of this property.

#### ACCOMMODATION

The open plan living and kitchen area completes the ground floor, while the first floor boasts a gallery landing, bathroom and two bedrooms. The lower ground floor has its own access via the conservatory at the rear of the property, providing access to the kitchen, shower room and bedroom.

#### OUTSIDE

The rear of the property boasts a paved entertaining area and sizable lawn 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](mailto: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](mailto:edel@quinnestateagents.com)



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For any enquiry relating to this property, please contact

**Edel Curran**

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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)



106 A+B Saul Street, 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

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