



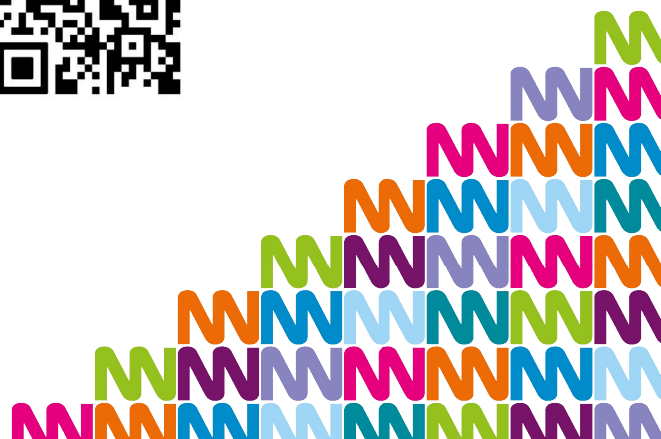
19 Kilwood Crescent
 Crossgar
 BT30 9DF

**Offers In The Region Of
 £220,000**

- Detached Bungalow
- Three Double Bedrooms, Master En-Suite
- Generous Lounge with Open Fire
- Open Plan Kitchen, Dining Area & Sunroom
- Detached Garage & Utility Area
- Enclosed Rear Garden & Entertaining Area
- Ample Off Road Parking
- Oil Fired Central Heating
- Beautifully Presented Throughout
- Early Viewing Highly Encouraged



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Nestled within the highly coveted development of Crossgar, this turnkey-style bungalow stands as a beacon of modern elegance.

Boasting a sunroom that bathes the interiors in natural light and offers a serene escape from the outside world, this residence epitomizes luxury living throughout.

Its seamless integration of indoor and outdoor spaces provides a perfect balance of comfort and sophistication.

Surrounded by manicured lawns and nestled within a community renowned for its tranquility and convenience, this bungalow offers a lifestyle of unparalleled refinement.

ACCOMMODATION

The current owners have created a move in ready home boasting a generous living room with open fire, open plan kitchen & dining area, sun room, family bathroom and three double bedrooms including master en-suite.

OUTSIDE

Externally the property is enhanced with private rear entertaining area and laid out lawn, easily maintained front garden with ample off street parking and access to the garage and utility 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@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



QUINN

For any enquiry relating to this property, please contact

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General Enquiries

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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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