



**17 Drumlin Park, Saul Road
Downpatrick
BT30 6NT**

**Offers In The
Region Of £219,950**

- Detached Bungalow
- Highly Sought After Location
- Close to Local Schools & Amenities
- 3 Generous Bedrooms
- Integral Garage
- Good sized Kithcen with Separate Dining Room
- Large, Bright Living Area
- Oil Central Heating
- Well Maintained Front & Back Garden
- 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			62
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	





This detached bungalow occupies a lovely mature site in a much sought after development off Saul Road within easy access of the towns amenities including walking distance of St Patrick's Golf Club. The accommodation comprises a spacious sitting room, dining room, conservatory, quality kitchen, three bedrooms & bathroom. In addition the property benefits from oil fired central heating, double glazing and detached garage.

Accommodation

Immediately as you walk in you can tell this was a well looked after home - As you walk into the entrance there is a large living area with a large window, allowing the natural light to pour in. There is a good sized kitchen & a utility just off, with a separate dining room for all those special occasions. To the back of the kitchen is an extended conservatory. On the right of the house there is 3 good sized bedrooms and a family bathroom with a separate shower.

This home also boasts a good sized integral garage, which would make the perfect workshop.

Grounds

This home boasts a good sized front and back garden. The back garden is nice and private, perfect for those summer BBQ's.

Area

This property is situated on the ever popular Saul Road. Close to great

Primary & Post Primary schools. Also within walking distance to the Downpatrick Golf Club, and all local amenities.

Viewing

To view please contact Edel in our 07703 612 257 or email edel@quinnestateagents.com

Mortgage Advice

We are most pleased to recommend Donnan from Ritchie McLean Mortgage Solutions, you can contact him on 07545576819 or via email donnan@ritchieclean.co.uk



For any enquiry relating to this property, please contact

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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



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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