



## 2a Quoile Brae

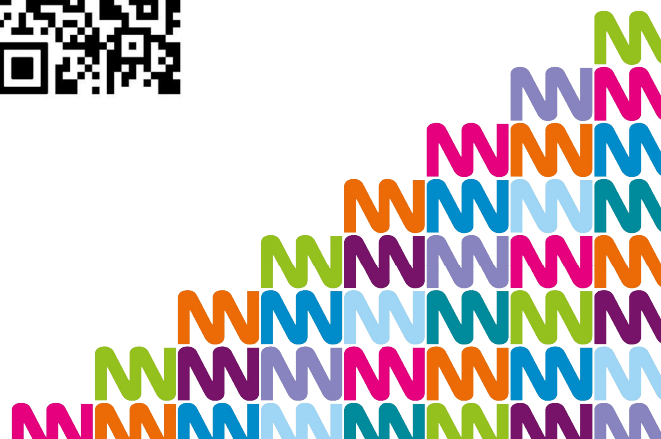
Downpatrick  
BT30 6SD

Offers In The Region  
Of £425,000

- Luxurious Detached Bungalow
- Elevated Site, Extending to c.1 Acre
- Adaptable Accommodation, Currently Four Double Bedrooms
- Generous Double Aspect Lounge with Open Fire
- Open Plan Kitchen & Dining Area
- Separate Dining or Family Room
- Triple Aspect Sunroom
- Mature Gardens, Shrubs, Trees
- Paved Rear Entertaining Area
- Double Garage & Store Areas



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			







Nestled in the prestigious Quoile area of Downpatrick, this luxurious detached home is a sanctuary of elegance and tranquility. Set on a sprawling acre of meticulously landscaped gardens, the property boasts mature trees, vibrant flowerbeds, and serene outdoor spaces.

The grandeur of the exterior is matched by the refined interior, featuring high-end finishes, spacious living areas, and panoramic views of the lush surroundings.

This exquisite home offers a perfect blend of privacy and sophistication, making it a coveted retreat in one of Downpatrick's most exclusive locales.

#### ACCOMMODATION

The property comprises spacious reception hall with cloakroom storage, generous lounge with open fire and patio doors to side garden, family/dining room, solid oak kitchen with dining area, triple aspect sunroom and utility room. Leading on from the hall to the family bathroom, four spacious bedrooms, three benefiting from built in storage, the master bedroom benefits from an en-suite shower room.

#### OUTSIDE

Private pillared entrance to spacious tarmac driveway. The gardens are laid in lawn, mature hedging and flowerbeds and offer ample space for entertaining with patio garden accessed from the sunroom. Double garage with two additional store areas.

#### 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)



For any enquiry relating to this property, please contact

**Edel Curran**

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#### Downpatrick Branch

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028 4461 2100

#### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
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#### General Enquiries



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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