



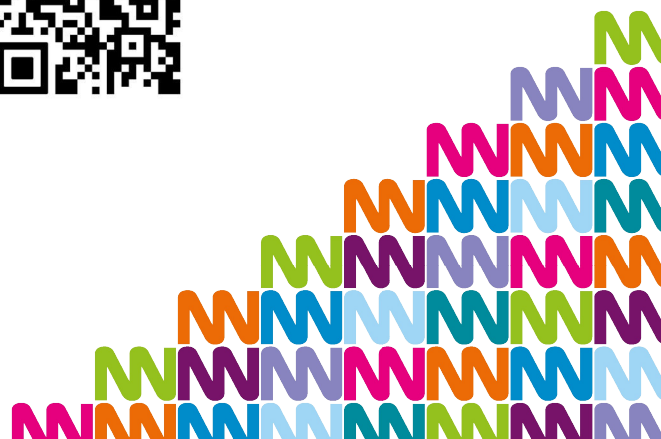
**17 Meadow Hill**  
Downpatrick  
BT30 6LS

**Offers In The  
Region Of £335,000**

- Detached Bungalow
- Highly Sought After Area
- 2 Bedroom With En-Suites
- 2 Bedrooms With Walk in Wardrobes
- Large Kitchen With Separate Dining Room
- Large Family Bathroom
- Lounge With Ornate Fireplace
- Beautifully Landscaped Garden
- Enquiries to Edel on 07703 612 257



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			







Nestled within the prestigious Meadows development, this luxurious detached bungalow epitomizes elegance and tranquility. Situated on a secluded site, it offers unparalleled privacy and exclusivity.

The residence boasts expansive living spaces, meticulously designed interiors, and high-end finishes, creating an atmosphere of refined sophistication.

Large windows frame stunning views of the surrounding lush landscapes, enhancing the serene ambiance. This bungalow is not just a home, but a private sanctuary, perfect for those seeking both opulence and peace.

### Entertaining Area

As you enter this beautiful home to the left is the entertaining areas of the house. The lounge is to the front of the property, and has a feature, ornate fireplace. There are double doors which takes you into the dining room, which also has french doors out to the garden - which is perfect for letting in lots of natural light. The kitchen is a great size, which features a large kitchen island - perfect for creating those delicious dinners. The kitchen also boasts french doors out to the garden, and a utility room off to the right of the property with a pull out ironing board.

### Living Quarters

This home boasts 4 well proportioned double bedrooms. The master bedroom has an en-suite, and is to the back of the house. The second bedroom also features an en-suite, with walk in wardrobes. One of the bedrooms which boasts a walk in wardrobe, is currently being used as a snug room, however is easily turned into a bedroom again - to suit the needs of your family. The family bathroom is a good size, and features a corner Jacuzzi bath and shower. There is plenty of built in storage to meet your demands.

### Garage

There is a large garage attached to the house, which sits to the back of the property.

### Outside Area

It is easily seen that the garden in this property is the pride of their home, and has been taken great care of. It is the perfect area for entertaining your family, with spotlights around the back and side of the property.

### Financial Advice

We are most pleased to recommend Donnan Ritchie from Ritchie McLean Mortgage Solutions for all your financial questions. You can contact him on 07545576819 or via email on donnan@ritchiemclean.co.uk



17 Meadow Hill, 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.



For any enquiry relating to this property, please contact

**Edel Curran**

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