



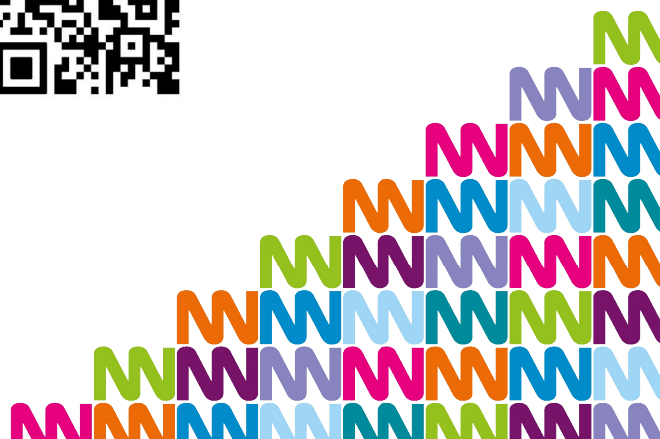
**2 Meadow Hill, Strangford Road  
Downpatrick  
BT30 6LS**

**Offers In The Region Of  
£345,000**

- Luxurious Detached Bungalow
- Adaptable Accommodation, Currently Three Double Bedrooms
- Generous Lounge
- Formal Dining Room
- Family Room
- Conservatory
- Kitchen With Dining Space
- Utility Room & Garage
- Paved Entertaining Area
- Mature Gardens, Shrubs, Trees



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





Nestled in the prestigious Meadows development off Strangford Road in Downpatrick, this luxurious detached bungalow exemplifies refined living. Impeccably maintained, the property boasts elegant interiors and top-of-the-line amenities, including under floor heating and built in vac system, offering a seamless blend of comfort and sophistication.

Surrounded by beautifully landscaped gardens, this exclusive residence provides a serene retreat while still being conveniently close to local amenities. The bungalow's spacious and adaptable layout along with exquisite finishes make it a perfect sanctuary for those seeking an upscale lifestyle in a prime location.

Only by internal inspection will this home be fully appreciated. Contact Edel Curran on 07703 612 257 to arrange a private viewing.

#### ACCOMMODATION

The adaptable accommodation comprises spacious reception hall, generous lounge, dining room, conservatory, kitchen with dining area and utility room with pedestrian access to the garage.

Leading on from the hall to the family bathroom, four spacious bedrooms, three benefiting from built in storage, two of which boast en-suite shower rooms.

#### OUTSIDE

The gardens are laid in lawn, mature hedging and flowerbeds and offer ample space for entertaining with patio garden accessed from the sunroom. The property offers extensive off road parking to the side and rear, where the garage can be accessed.

#### 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

#### CONTACT US

To organise your viewing, please contact Edel on 07703 612 257 or edel@quinnestateagents.com



For any enquiry relating to this property, please contact

**Edel Curran**

edel@quinnestateagents.com  
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



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.

**QUINN**  
Estate Agents

quinnestateagents.com