



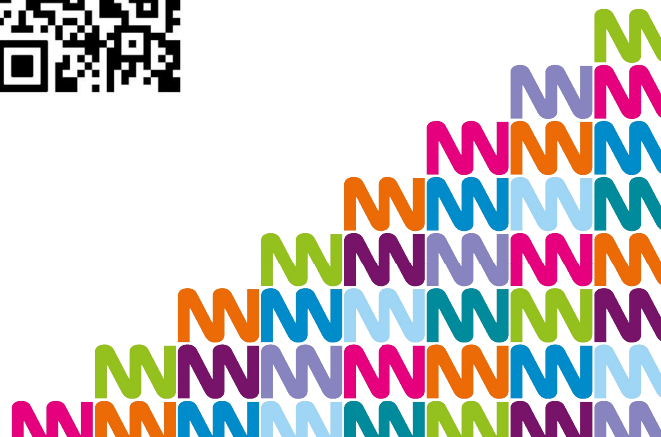
43 Demesne Avenue
Downpatrick
BT30 6UY

**Offers In The Region Of
£199,950**

- Detached Family Home
- Large Lounge with Open Fire
- Open Plan Kitchen, Dining & Living Area
- Ground Floor WC
- Three Bedrooms, Master En-Suite
- Oil Fired Central Heating
- Enclosed Rear Garden & Entertaining Area
- Secluded Site with Ample Off Road Parking
- Chain Free Sale
- Site with OPP at Front Garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Built in 2007, this impressive c.1300sq ft detached home is finished to a high specification, beautifully decorated throughout and is sure to suit the demanding needs of the modern family.

Located on a secluded site in the ever popular Demesne development off Ardglass Road, with superb rural views, close to walks and scenic countryside, as well as Downpatricks amenities, this property will appeal to many.

In addition, the current Vendor has secured Outline Planning Permission for an area at the front garden, which is listed separately.

Enquiries to Edel Curran on 07703 612 257.

ACCOMMODATION

The beautifully presented home boasts to the ground floor, stylish kitchen with dining and living area, handy WC and lounge with open fire. The family bathroom is located on the first floor, along with three generous bedrooms, including master en-suite.

OUTSIDE

Externally the property is further enhanced with front lawn, ample off road parking, entertaining area and superb garden enclosed to the side and rear, overlooking the surrounding countryside and beyond

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 Donnan is based in our Downpatrick branch.

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



43 Demesne Avenue, 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.

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