



3 Demesne Crescent
Downpatrick
BT30 6WA

**Offers In The Region Of
£215,000**

- Detached Family Home
- Four Bedrooms, Master En-Suite
- Lounge with Stove
- Open Plan Kitchen & Dining Area
- Ground Floor WC
- Detached Garage
- Enclosed Rear Entertaining Area & Garden
- Oil Fired Central Heating
- Highly Sought After Development
- 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 | | 72 | 74 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |





Located in the ever popular Demesne development, just off the Ardglass Road, close to walks and scenic countryside, as well as Downpatrick amenities, this beautifully cared for detached home is a welcomed addition to the thriving 2024 property market.

Flooded with natural light and neutral decor, 3 Demesne Crescent will surely appeal to those seeking a property with nothing to do but move in and enjoy!

Prompt viewing is highly recommended and can be organised by contacting Edel Curran on 07703 612 257.

ACCOMMODATION

The ground floor comprises a generous lounge with stove, open plan kitchen and dining area and handy WC. The family bathroom and sizeable bedrooms, including master en-suite are located on the first floor.

OUTSIDE

Externally the property is further enhanced with easily maintained front lawn, ample off road parking, paved entertaining area and superb garden enclosed to the rear.

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@ritchiemclean.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

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Ballynahinch BT24 8AB
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Downpatrick Branch

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Downpatrick BT30 6LP
028 4461 2100

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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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