



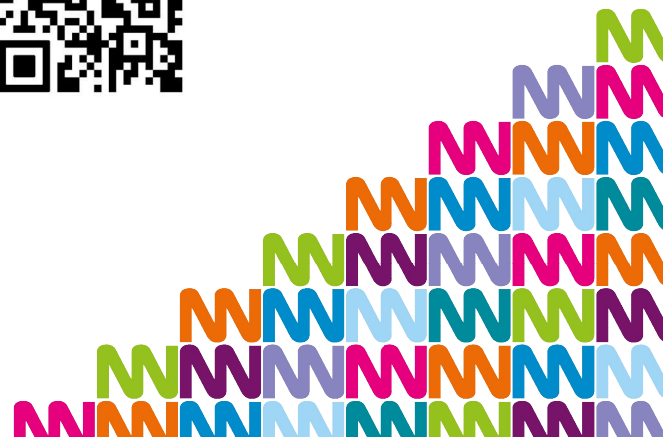
20 Malone Way
Downpatrick
BT30 6UH

**Offers In The Region Of
£265,000**

- Luxurious Detached Home
- Three Double Bedrooms
- Ground Floor Bedroom with En-Suite
- Lounge with Stove
- Open Plan Kitchen, Dining & Living Area
- Utility Room & Ground Floor WC
- High EPC B83
- Private, Enclosed Rear Garden & Entertaining Area
- Ample Off Road Parking
- Highly Desirable Neighbourhood



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





This stylish detached home, built in 2017, offers approximately 1400 square feet of modern living space. Designed with a contemporary flair, 20 Malone Way boasts high quality finishes, energy efficient appliances, and ample natural light.

Located in a highly sought after neighbourhood close to the Church Street and Belfast Road roundabout, it provides a perfect blend of comfort, elegance, and convenience, making it an ideal choice for those seeking a chic and move-in ready residence.

ACCOMMODATION

The ground floor comprises a generous lounge with stove, ground floor bedroom and en-suite, large open plan kitchen, dining and living area, utility room and handy WC. The family bathroom, with separate shower, storage areas and two sizeable bedrooms 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@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

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General Enquiries

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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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