



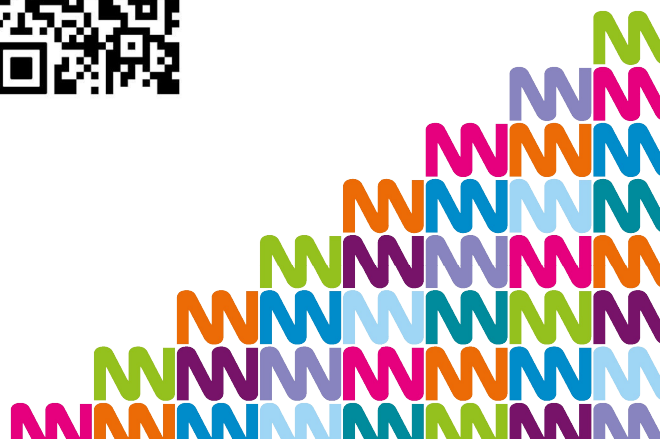
13 Spelga Close
Downpatrick
BT30 6TT

Offers In The Region Of
£175,000

- Semi Detached Home
- Three Double Bedrooms, One En-Suite
- Living Room with Open Fire
- Newly Fitted Kitchen & Dining Area
- Utility Room
- Ground Floor Bathroom
- Ample Off Road Parking
- Enclosed Rear Garden & Entertaining Area
- Highly Sought After Neighbourhood



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Nestled in a tranquil cul-de-sac off Race Course Road, this charming three-bedroom semi-detached home offers modern comfort and style.

The property features a recently fitted kitchen and bathroom, showcasing contemporary finishes and fixtures that enhance its appeal.

Ideal for families seeking a peaceful yet conveniently located residence, this home promises both functionality and a welcoming atmosphere.

ACCOMMODATION

The ground floor comprises a generous lounge with open fire, recently renovated family bathroom, double bedroom, utility room and newly fitted, spacious open plan kitchen and dining room.

A further two double 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

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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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