

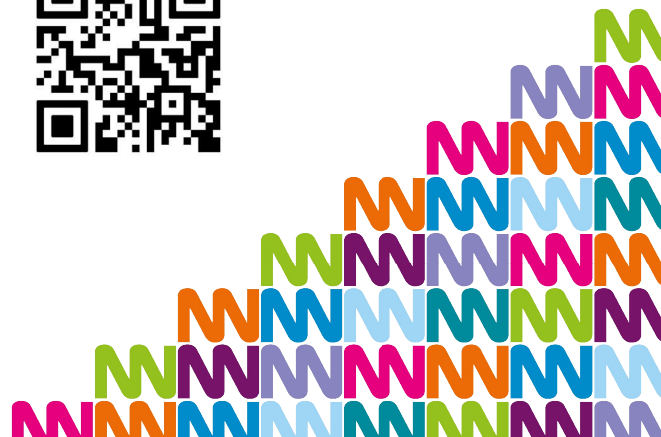


7 St Patricks Close
 Ballyalton, Downpatrick
 BT30 7FA

Offers In The Region Of
£235,000

- Luxurious Detached Home
- Four Bedrooms, Master En-Suite
- Generous Lounge with Stove
- Ground Floor WC
- Open Plan Kitchen & Dining Area
- Private, Enclosed Rear Garden & Entertaining Area
- Oil Fired Central Heating
- Move In Ready Home
- High EPC B84
- Highly Sought After Neighbourhood

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





This exquisite four-bedroom detached home, constructed in 2021 by the award-winning Dynes Bros Limited, is located in the highly sought-after village of Ballyalton on the outskirts of Downpatrick.

Situated in a charming cul-de-sac comprising only eight homes, the current owners have created a modern home offering a blend of contemporary design, high quality finishes, ample natural light and tranquil village living.

ACCOMMODATION

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

OUTSIDE

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

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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