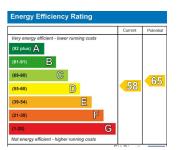


40 Downpatrick RoadCrossgar BT30 9EQ

Offers In The Region Of £349,950

- Detached Family Bungalow
- Adaptable Accommodation, Currently Three Double Bedrooms
- Elevated Site, Extending to c.2.5 Acres
- Two Reception Rooms
- Kitchen & Separate Dining Room
- Utility Room
- Sun Room
- Mature Gardens, Shrubs, Trees
- Approximately 2.2 Acres of Land
- Chain Free Sale









Nestled on an approximate 2.5-acre site, this detached family bungalow offers flexible accommodation and is set back off the main Downpatrick Road, on the outskirts of the ever-popular village of Crossgar.

The property features spacious living areas adaptable to various needs, making it ideal for a growing family.

With road frontage and extensive rear land, this bungalow provides a perfect blend of rural tranquility and convenient access to local amenities.

The wrap-around gardens offer a serene retreat, perfect for outdoor relaxation and family activities.

ACCOMMODATION

The bungalow offers flexible accommodation, currently comprising master bedroom suite with walk in robes and shower room, along with a further two double bedrooms, both with built in robes. Double aspect lounge, family room, dining room, kitchen, utility room, sunroom and bathroom.

OUTSIDE

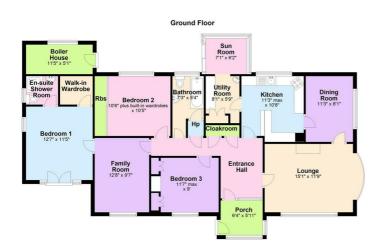
Approached by gravel driveway, offering ample parking space, the property boasts paved entertaining areas and extensive mature landscaped gardens laid in neat well tended lawns to front, side and rear, stocked with a variety of shrubs and plants. In addition, the property is being sold with approximately 2.2 acres of land, one road frontage area and a field 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



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 punchaser 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 punchaser regardless of weather the sale completes or not. In addition, now of the applicances net tested in any way whatsoever and it is our recommendation that a punchaser 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 besed on the measurements provided and double check measurements at all times. Valuation/Windrages Service As part of our service we would remind Vendors and potential punchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out if ner market appraisal of your property.



For any enquiry relating to this property, please contact

Edel Curran

edel@quinnestateagents.com 07703 612 257

Ballynahinch Branch

24 High Street Ballynahinch BT24 8AB 028 9756 4400

Downpatrick Branch

15 Market Street Downpatrick BT3 06LR 028 4461 2100

Banbridge Branch

18 Bridge Street Banbridge BT32 3JS 028 4062 2226

General Enquiries



quinnestateagents.com