



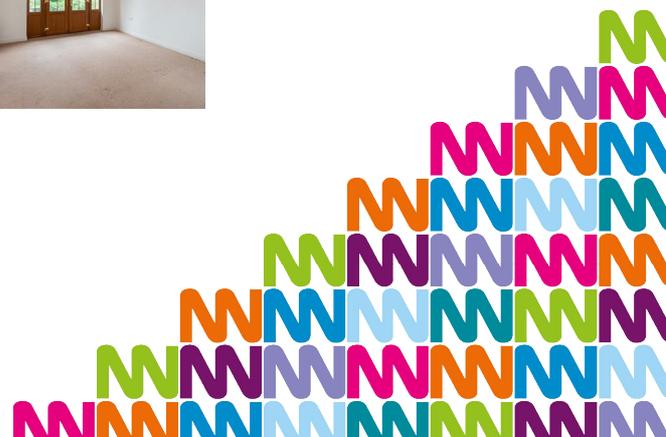
**40 Downpatrick Road**  
 Crossgar  
 BT30 9EQ

**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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





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](mailto: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](mailto:edel@quinnestateagents.com)



For any enquiry relating to this property, please contact

**Edel Curran**

[edel@quinnestateagents.com](mailto: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



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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