



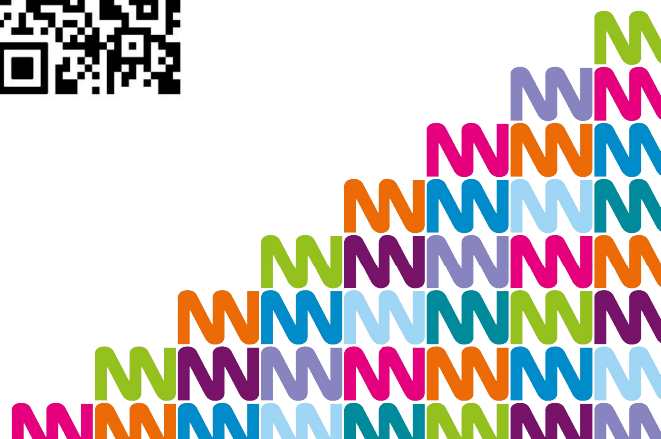
37 Graysfield
 Crossgar
 BT30 9HG

**Offers In The Region Of
 £295,000**

- Detached Family Home
- Beautifully Decorated & Presented Throughout
- Flexible Accommodation
- Two Reception Rooms
- Open Plan Kitchen & Dining Area
- Utility Room & Ground Floor WC
- Four Double Bedrooms, One En-Suite
- Detached Garage
- Outdoor Entertaining Area & Bar
- Prompt Viewing Highly Recommended



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





This elegant, move-in-ready detached four-bedroom home is set off the Downpatrick Road in Crossgar's highly sought-after Graysfield development.

Externally, the property impresses with a detached garage and a stylish outdoor bar, perfect for entertaining.

The home combines modern luxury with practical features, offering spacious interiors and a serene setting, ideal for families looking to enjoy both comfort and convenience.

ACCOMMODATION

The ground floor comprises a generous lounge with stove, family room, large open plan kitchen & dining area, utility room and handy WC. The family bathroom, with separate shower, and four sizeable bedrooms are located on the first floor, including the principle bedroom with en-suite facilities.

OUTSIDE

Externally the property is further enhanced with easily maintained front lawn, ample off road parking, paved entertaining area, garden room/bar and superb garden enclosed to the rear, with pedestrian access to the detached garage.

MORTGAGE ADVICE

Please contact Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email donnan@ritchieclean.co.uk Donnan is based in our Downpatrick branch.

VIEWING BY APPOINTMENT

Please contact Edel on 07703 612 257 or edel@quinnestateagents.com



For any enquiry relating to this property, please contact

Edel Curran

edel@quinnestateagents.com
07703612257

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

49-51 Market Street
Downpatrick BT30 6LP
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

sales@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 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.

QUINN
Estate Agents

quinnestateagents.com