



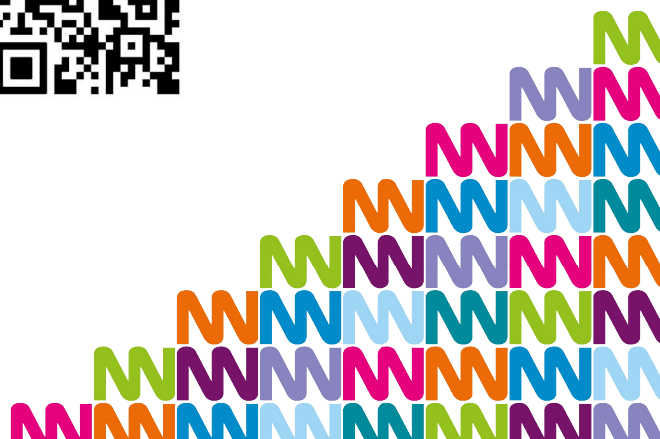
**7 Rockfield Way**  
 Crossgar  
 BT30 9GP

**Offers In The Region Of  
 £199,950**

- Semi Detached Family Home
- Beautifully Decorated & Presented Throughout
- Open Plan Kitchen & Dining Area
- Lounge with Stove
- Ground Floor WC
- Three Bedrooms
- Utility Area
- Home Office
- Outdoor Entertaining Area
- Underfloor Heating



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Located in the highly coveted Rocksfield development off the Downpatrick Road in Crossgar, this modern and luxurious semi-detached home epitomizes contemporary elegance and comfort.

Boasting cutting-edge design and premium finishes, the property features spacious living areas and state-of-the-art kitchen with meticulous attention to detail throughout.

The home offers an ideal blend of style and functionality, providing a serene and sophisticated retreat within a thriving community.

Its prime location ensures easy access to local amenities, schools, and transport links, making it a perfect choice for discerning homeowners.

#### ACCOMMODATION

This sizeable semi detached home comprises to the ground floor, WC, generous kitchen with dining area, lounge with stove . The family bathroom, with separate shower, is located on the first floor, along with three bedrooms, two with built in robes.

#### OUTSIDE

Externally the property is further enhanced with easily maintained front and side lawn, off road parking, with garden, paved entertaining area, garden room/office enclosed to the rear.

#### MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email [donnan@ritchieclean.co.uk](mailto:donnan@ritchieclean.co.uk)

Donnan is based in our Downpatrick branch.

#### ENQUIRIES TO

Edel Curran:

[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com) or 07703 612 257



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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Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)