



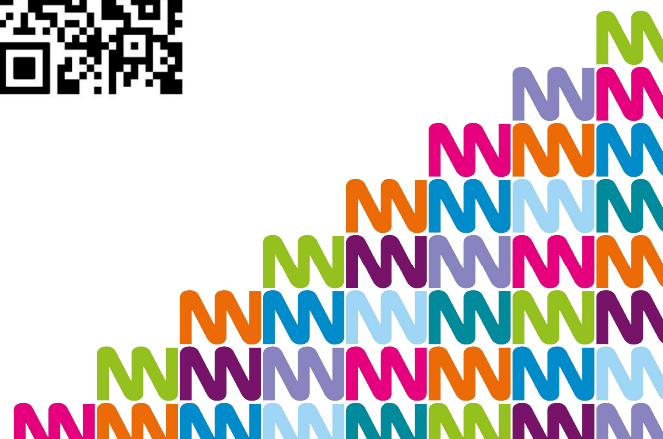
54 Saul Road
Downpatrick
BT30 6PA

**Offers In The Region Of
£325,000**

- Detached Family Home
- Flexible Accommodation
- Two Reception Rooms
- Kitchen, Dining Room, Utility & Shower Room
- Four Double Bedrooms
- Floored Attic Area
- Gas Heating
- Private Rear Garden With Elevated Views
- Ample Off Road Parking
- 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		68	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





This beautifully presented detached family home, situated on a sizeable site on the ever popular Saul Road, offers versatile accommodation across two well-appointed floors, providing ample space for modern living. Perfectly designed to meet the needs of a growing family, this property boasts comfort, functionality, and scenic charm.

The private rear garden and dedicated entertaining area boast uninterrupted views, creating a serene backdrop for outdoor relaxation and gatherings.

Conveniently located within walking distance of St. Patrick's Golf Club, St. Brigid's Primary School, Lecale Trinity Grammar School, and a local convenience store, this property offers an ideal setting for family life. With the open countryside just a short stroll away, it combines easy access to everyday amenities with the tranquility of rural surroundings.

ACCOMMODATION

The ground floor currently offers two bedrooms, one with walk in dressing area, family bathroom, living room with open fire, family room, kitchen, dining room and utility/shower area. There are a further two double bedrooms on the first floor, with access to a floored roofspace.

OUTSIDE

Externally the property is further enhanced with well maintained front lawn area and ample off road parking with an entertaining area, feature pond and enclosed garden 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
Donnan is based in our Downpatrick branch.

ENQUIRIES TO

Edel Curran:
edel@quinnestateagents.com or 07703 612 257



For any enquiry relating to this property, please contact

Edel Curran

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07703 612 257

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Downpatrick Branch

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Downpatrick BT30 6LP
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18 Bridge Street
Banbridge BT32 3JS
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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.

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