



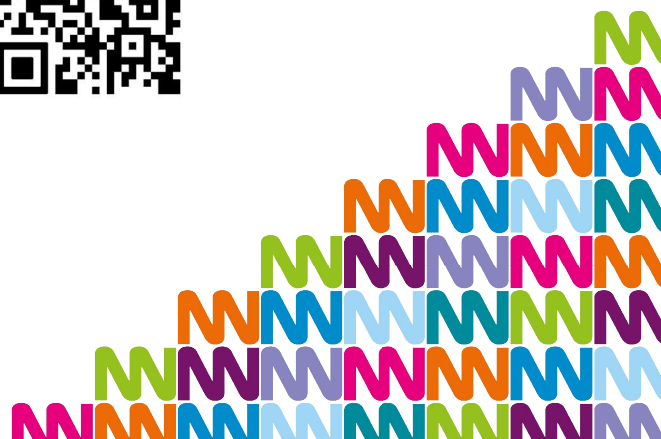
**7 Saul Meadows**  
Downpatrick  
BT30 6WU

**Offers In The Region Of  
£269,950**

- Detached Family Home
- Double Aspect Lounge with Open Fire
- Open Plan Kitchen & Dining Area
- Utility Room
- Ground Floor WC
- Three Sizeable Bedrooms
- Enclosed Garden & Entertaining Area
- Ample Off Road Parking
- Highly Sought After Neighbourhood
- Early Viewing Encouraged



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





This beautifully presented c.1500 sq ft, detached family home, situated on a sizeable site in a quiet cul de sac of just four homes, the highly coveted Saul Meadows development off 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 charm.

The private rear garden and dedicated entertaining area create 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 comprises a reception hall, generous lounge with open fire, large open plan kitchen and dining area, utility room and WC. The family bathroom with separate shower, three sizeable bedrooms, including principle bedroom with ensuite is located on the first floor.

#### OUTSIDE

Externally the property is further enhanced with off road parking, ample enclosed garden which also features a paved entertainment area to the rear.

#### MORTGAGE ADVICE

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

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#### Downpatrick Branch

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 Downpatrick BT30 6LP  
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#### Banbridge Branch

18 Bridge Street  
 Banbridge BT32 3JS  
 028 4062 2226

#### General Enquiries

[sales@quinnestateagents.com](mailto: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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