



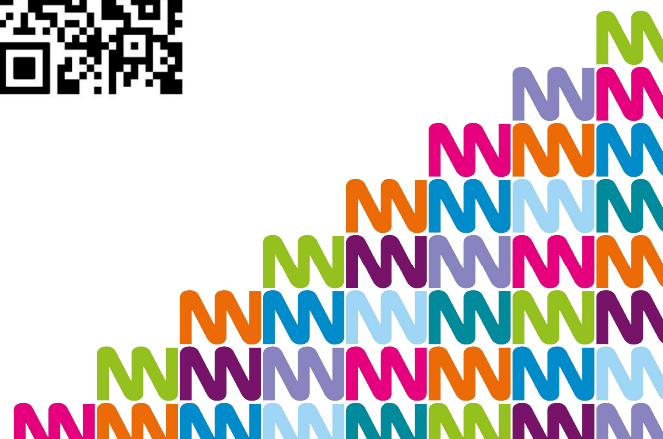
**7 Rosconor Close**  
Annacloy  
BT30 9DY

**Offers In The Region Of  
£279,950**

- Detached Family Home
- Four Bedrooms, Principle En-Suite
- Lounge with Open Fire
- Family Room
- Open Plan Kitchen & Dining Area
- Utility Room & Ground Floor WC
- Oil Fired Central Heating
- Detached Garage
- Enclosed Rear Garden & Entertaining Area
- 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		56	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			







This chain-free, detached four-bedroom home is situated in a quiet cul-de-sac just off the main Annacloy Road, an approximate 10 minute drive to Ballynahinch and Downpatrick respectively, close to local primary school and amenities.

It features a detached garage, offering ample storage, and an enclosed rear garden with a dedicated entertaining area, perfect for outdoor gatherings.

The property's location ensures a tranquil living environment while still being conveniently accessible.

Prompt viewing is encouraged.

### ACCOMMODATION

The ground floor comprises a reception hall, generous lounge with open fire, family room, open plan kitchen and dining area, utility room and WC.

The family bathroom is located on the first floor, along with four sizeable bedrooms, one with en-suite facilities and two with built in robes.

### OUTSIDE

Externally the property is further enhanced with ample off road parking, front lawn, detached garage and enclosed rear garden and entertaining area.

### 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**

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