



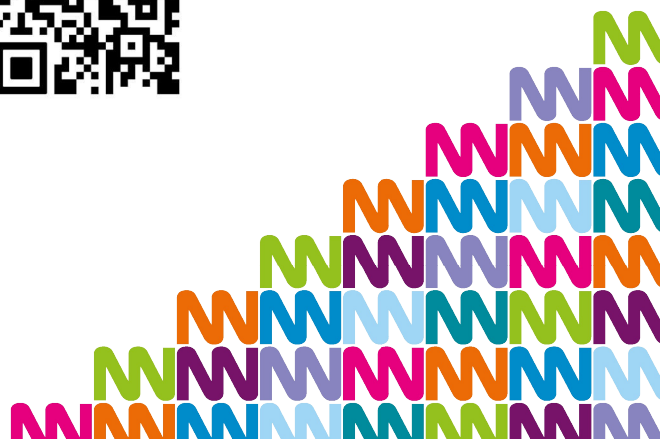
**1 The Meadow**  
Downpatrick  
BT30 6LN

**Offers In The Region Of  
£450,000**

- Luxurious Detached Two Story Home
- Prime Location
- Four Generous Bedrooms, Principle En-Suite
- Two Reception Rooms
- Kitchen, Utility & WC
- Dining Room
- Detached Double Garage
- Tarmac Driveway with Ample Parking
- Mature Gardens & 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		
(39-54)	E	48	58
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			







This charming detached two-story home, approximately 2,000 sq ft, is ideally situated at the entrance to The Meadows development, overlooking the sought-after Strangford Road.

Offering flexible accommodation, the property provides a perfect balance of modern living and convenience, with local schools, shops, and amenities just a short walk away.

Its prime location also offers easy access to The Quoile and the picturesque open countryside, making it an ideal choice for families and nature lovers alike.

#### ACCOMMODATION

The ground floor comprises lounge with open fire, family room with patio doors, dining room, kitchen, utility room, WC and cloakroom storage. The first floor accommodates the family bathroom and four double bedrooms, including principle bedroom with en-suite facilities.

#### OUTSIDE

Private pillared entrance to spacious tarmac driveway and double garage. The gardens are laid in lawn, mature trees and flowerbeds and offer ample space for entertaining with paved patio garden.

#### 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)  
 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.

**QUINN**  
 Estate Agents

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