



**26 Vianstown Road**  
 Downpatrick  
 BT30 6EE

**Offers In The Region Of**  
**£195,000**

- Semi Detached Family Home
- Beautifully Decorated & Presented Throughout
- Open Plan Kitchen & Dining Area
- Lounge with Open fire
- Sun Room
- Three Bedrooms
- Private Rear Garden & Entertaining Area
- Ample Off Road Parking
- Oil Fired Central Heating
- Early Viewing Encouraged



| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  | 59      | 65        |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |







This move-in ready semi-detached home on Vianstown Road offers spacious living both indoors and outdoors, perfect for modern family living.

This home features a spacious open plan kitchen and dining area, ideal for entertaining and everyday family meals, leading to the sunroom which floods the home with natural light, providing a cozy space to relax and enjoy views of the outdoors.

The large back garden is a standout feature, offering ample space for outdoor activities, gardening, or entertainment. Additionally, the property boasts a generous driveway with plenty of room for multiple vehicles, making it both practical and inviting.

#### ACCOMMODATION

The ground floor comprises lounge with open fire, open plan kitchen, dining area and sunroom. The family bathroom with separate shower is located on the first floor, along with three sizeable bedrooms.

#### OUTSIDE

Externally the property offers ample off road parking, easily maintained front lawn and large, private, enclosed rear garden and paved 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**

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#### 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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