

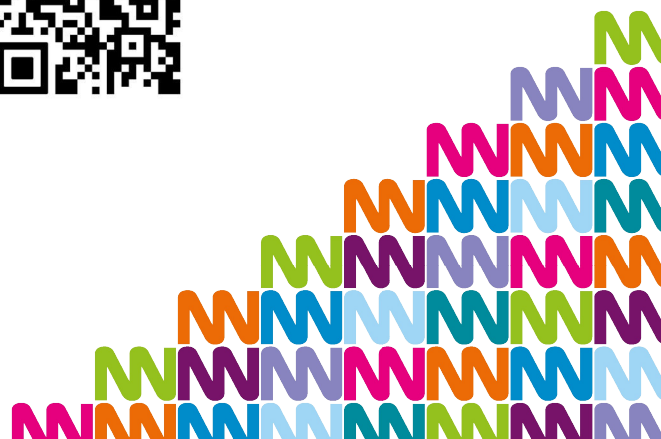
**13 Movilla Road**  
Downpatrick  
BT30 6JW

**Offers In The Region Of  
£169,950**

- Detached Bungalow
- Three Double Bedrooms
- Generous Lounge
- Open Plan Kitchen & Dining Area
- Garage
- Off Road Parking
- Oil Fired Central Heating
- Sought After Neighbourhood
- Chain Free Sale



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





This charming, well cared for three-bedroom detached bungalow, complete with a garage, is located just off the Knocknashinna Road, convenient to take full advantage of the local schools, amenities and within a short walk of the open countryside.

The property offers an excellent opportunity for those looking to downsize and create a single level home tailored, to their tastes.

The peaceful, yet accessible setting makes it a highly appealing choice for discerning buyers.

#### ACCOMMODATION

The accommodation comprises a generous living room, kitchen with dining area, three double bedrooms family bathroom.

#### OUTSIDE

The property is further enhanced with off road parking, easily maintained front garden, garage and split level rear garden and entertaining area.

#### MORTGAGE ADVICE

Please contact 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



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For any enquiry relating to this property, please contact

**Edel Curran**

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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

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

**QUINN**  
Estate Agents

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