



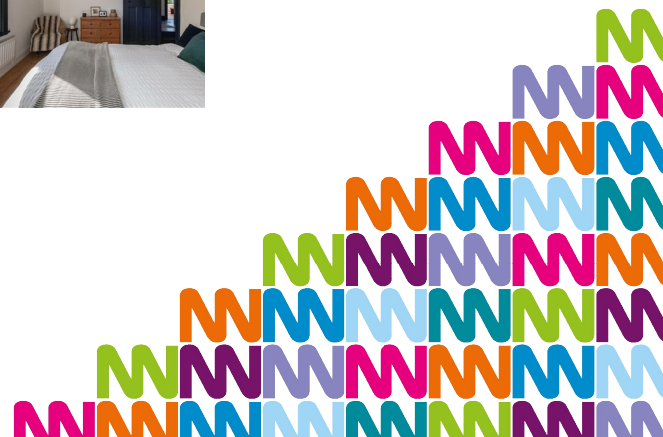
**42 St. Patricks Avenue**  
Downpatrick  
BT30 6DW

**Offers In The Region Of  
£249,950**

- Detached Period Home
- Flexible Accommodation
- Four Bedrooms, Principle En-Suite
- Two Reception Rooms
- Dining Room
- Kitchen
- Utility Room
- Oil Fired Central Heating
- Gas Connection Installed
- 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			
(21-38) F		8	33
(1-20) G			
Not energy efficient - higher running costs			





This extensive detached period home, located in the heart of Downpatrick, offers a perfect blend of historical charm and modern living. Boasting flexible accommodation, it provides ample space for both family life and entertaining, with generously sized rooms that can be adapted to suit a variety of needs.

Retaining much of its original character—think high ceilings, sash windows, and ornate cornices—this property embodies the architectural elegance of its era, providing a unique opportunity for personalisation. While some updates have been completed, many areas still await finishing touches, inviting a buyer to craft a space that aligns with their vision.

The property's classic features, combined with its versatile layout, make it an ideal choice for those seeking a unique and spacious residence in a prime town centre location.

#### ACCOMMODATION

The ground floor accommodation comprises two reception rooms, dining room, kitchen, utility room and WC, while the family bathroom which leads to eaves storage, and four bedrooms, including principle bedroom en-suite are located on the first floor.

#### OUTSIDE

The property boasts enclosed rear yard, private front garden, detached garage and ample parking.

#### 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

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 028 9756 4400

#### Downpatrick Branch

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 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.

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 Estate Agents

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