



FIXED ASKING PRICE

£170,000

3 Lindsays Cottages
Downpatrick
BT30 9LN



pinkertonsni.com

PINKERTONS

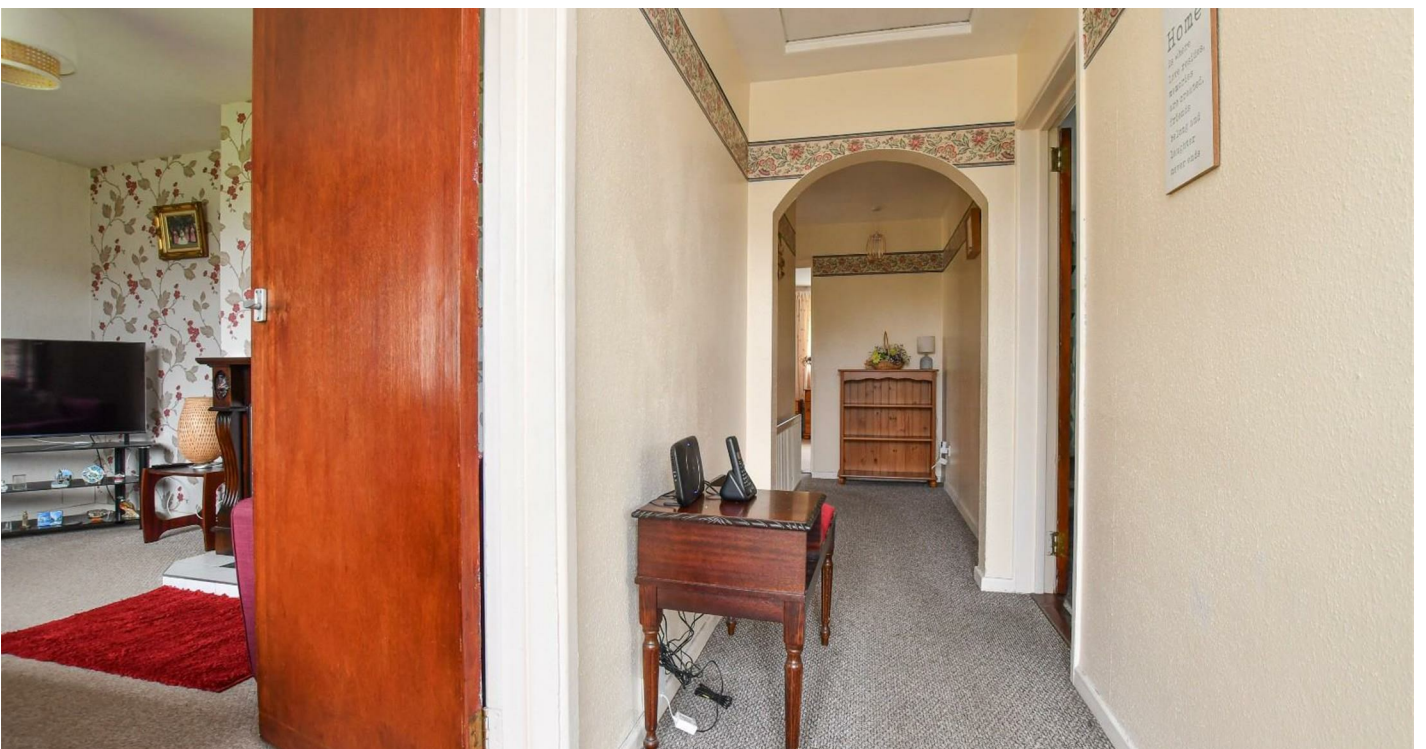
Sales, Lettings and Property Management

Charming Three Bedroom Semi-Detached Bungalow in Derryboye with Modern Upgrades and Picturesque Countryside Views – Ideal for Tranquil Living

This inviting three bedroom semi-detached bungalow in Derryboye combines rural charm with modern comfort. Meticulously maintained over the years, this home features a cosy lounge, three well-proportioned bedrooms, and a bathroom equipped with a practical corner shower unit. The newly fitted modern kitchen adds a touch of

contemporary elegance, perfect for family meals or entertaining. Step outside to an enclosed rear garden that offers breath taking views of the surrounding countryside, creating an ideal space for relaxation and outdoor enjoyment. Situated in a peaceful rural location, this property provides a serene lifestyle while maintaining convenient

access to nearby amenities. Oil-fired central heating ensures warmth and comfort year round. This well-maintained bungalow is an excellent opportunity for those looking to embrace country living without sacrificing modern conveniences.



PROPERTY FEATURES



- Charming Semi-Detached Bungalow
- Modern Upgrades
- Cosy Lounge
- Modern Kitchen
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Oil Fired Central Heating System
- Convenient Access To Local Amenities
- Picturesque Countryside Views









THIS PROPERTY COMPRISES

Hallway

20'2" x 3'10"

Living Room

10'5" x 16'1"

Kitchen

11'1" x 11'9"

Bathroom

8'9" x 6'

Storage

2'1" x 5'3"

Utility/Storage

5'7" x 5'3"

Bedroom 1

9'5" x 12'4"

Bedroom 2

9'2" x 11'10"

Storage

5'3" x 1'11"

Bedroom 3

6'11" x 9'4"

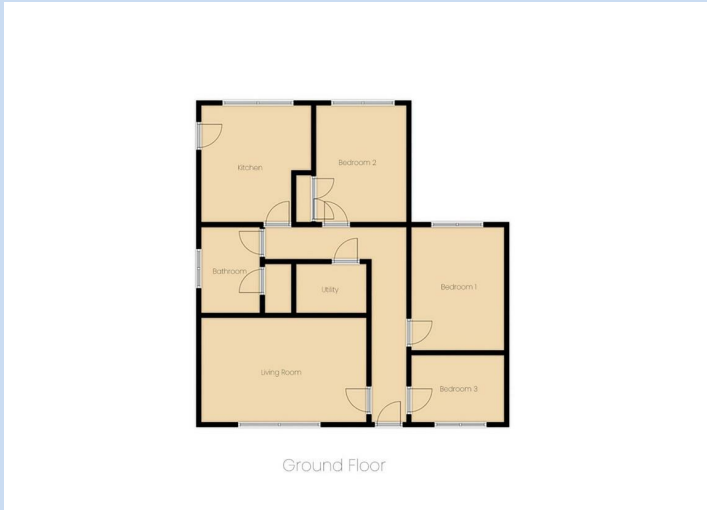
Directions

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be
freehold.

Rates - Current rates
understood to be ££923.21 per
annum.

FLOOR PLANS



GROUND FLOOR



Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

* For your information: The UK average rating is 'E50'.



DO YOU NEED TO SELL?

If you need to sell to fund your purchase we are pleased to advise our valuations are free. Contact one of our branches today to find out what your home is worth and why you should sell with Pinkertons.

WILL YOU NEED A MORTGAGE?

If you do speak to our team who will be happy to recommend an independent mortgage broker to help you get the mortgage you need for the house you want.

LETTINGS & PROPERTY MANAGEMENT

We have the UK's Best Property Management team and Northern Ireland's Best Lettings Department. If you need to let or rent a property you should speak with them first!



Bangor & Donaghadee:
Comber & Newtownards:

125 Main Street, Bangor BT20 4AE
7a The Square, Comber BT23 5DX

T. 028 9147 9393
T. 028 9140 4100

info@pinkertonsni.com

PINKERTONS



The above particulars do not constitute any part of an offer or contract. None of the statements contained in this brochure are to be relied on as statements or representations of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. Neither the vendor, Pinkertons, nor any person employed by Pinkertons has any authority to make, or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate.