



**35 Annacloy Road**  
Downpatrick  
BT30 9AE

**Offers In The Region Of**  
**£395,000**

- Luxurious Detached Family Bungalow
- Chain Free Sale
- Four Double Bedrooms
- Master En-Suite & Walk in Robes
- Lounge with Open Fire
- Open Plan Kitchen & Dining Area
- Utility Room
- Triple Aspect Family Room
- Extensive Garden & Paved Entertaining Area
- Option to Purchase Additional Land



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Built in 2013 and tucked off the main Annacloy Road in the tranquil and picturesque townland of Dunnanelly, approximately 2.5 miles from Downpatrick and 3.5 miles from Crossgar, this c.2700sq ft, modern family bungalow is immaculately presented throughout and offers flexible accommodation, perfect for the modern day living.

The current owners unique design and layout creates a bright and airy home, which will appeal to those seeking nothing to do but move in and enjoy.

In addition to this forever family home, there may be the opportunity to purchase additional land.

#### ACCOMMODATION

Approached by a gated driveway, this forever family home offers thoughtfully laid out and tastefully presented flexible accommodation, comprising living room with open fire, open plan kitchen and dining area, utility room, triple aspect family room with stove leading to rear entertaining area, bathroom with separate shower and four double bedrooms including master en-suite with walk in robes.

#### OUTSIDE

The south west facing property boasts wrap around lawns and rear entertaining area, with ample parking and undisturbed views over the neighbouring countryside.

#### VIEWING INFORMATION

This home will only be fully appreciated by internal inspection. Please contact Edel on 07710 308 955 or edel@quinnestateagents.com to organise your viewing.



For any enquiry relating to this property, please contact

**Edel Curran**

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#### Ballynahinch Branch

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#### Downpatrick Branch

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Banbridge BT32 3JS  
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#### General Enquiries

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35 Annacloy Road, Annacloy, Downpatrick

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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