



21 Saul Manor
Downpatrick
BT30 6FW

**Offers In The Region Of
£199,950**

- Semi Detached Home
- Lounge with Stove
- Luxury Kitchen & Dining Area
- Three Bedrooms including Principle En-Suite
- Deluxe Bathroom
- Exceptionally Large Garden
- Oil Fired Central Heating
- PVC Double Glazing
- Chain Free Sale
- Early Viewing Encouraged



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Situated in the sought-after residential development of Saul Manor in Downpatrick, this beautifully presented semi-detached house offers a perfect blend of comfort and style. With three bedrooms, including master ensuite, the heart of the home is undoubtedly the luxury kitchen, which boasts modern fittings and ample storage, making it a delightful space for cooking and entertaining. The inviting sitting room includes a stove providing a warm and welcoming atmosphere, perfect for relaxing after a long day or hosting friends and family.

One of the standout features of this property is its generously sized garden, this outdoor space offers a wonderful opportunity for gardening, play, or simply enjoying the fresh air in a private setting.

Overall, this semi-detached home is an excellent choice for anyone looking for a well-maintained home in a popular location. With its spacious layout, modern amenities, and impressive garden, it truly represents a fantastic opportunity in the Downpatrick property market.

ACCOMMODATION

The ground floor comprises lounge with stove, open plan fitted kitchen and dining area, WC and utility room. The first floor boasts the family bathroom, three bedrooms including master with en-suite.

OUTSIDE

Small garden area to front with ample parking space. Superb spacious garden to rear with patio area.

MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email donnan@ritchiemclean.co.uk Donnan is based in our Downpatrick branch.

CONTACT US

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For any enquiry relating to this property, please contact

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21 Saul Manor, 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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