



126 Loughinisland Road

Annacloy, Downpatrick
BT30 8JJ

Asking Price

£485,000

- Luxurious Detached Family Home
- Adaptable Accommodation
- Open Plan Kitchen, Dining & Living Area
- Utility Area & Wetroom
- Three Ground Floor Bedrooms, Including One En-Suite
- Family Bathroom
- First Floor Lounge & Bedroom Suite, Including Bathroom
- Double Garage
- Extensive Outdoor Garden & Entertaining Area
- Generous PC Sum (some images for illustrative purposes)

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		
(1-20)	G		
Not energy efficient - higher running costs			





Designed with meticulous attention to detail and located on an extensive site on the outskirts of Annacloy, less than five miles from Downpatrick, this stunning new-build home, c2500sq ft, offers spacious and adaptable modern living in a serene countryside setting.

Surrounded by picturesque countryside views, this home combines rural charm with contemporary luxury, making it an ideal retreat for those seeking style and comfort, conveniently close to local amenities.

The interior styling of this stunning home has been designed to over-deliver on every expectation and appeal to the design conscious. The exceptional features, finishes and amenities are a reflection of that commitment.

A generous PC Sum is included to add your own finishes.

ACCOMMODATION

Ground floor reception hall leading to double aspect, open plan kitchen, living and dining room, utility area, family bathroom and three ground floor bedrooms, including principle en-suite. The first floor boasts gallery landing, optional lounge or home office and bedroom suite including bathroom.

OUTSIDE

Set on an extensive site, accessed through stone pillars and enclosed by fencing with gardens sown out to front, side and rear leading to double garage, with paved entertaining area at rear.

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.

ENQUIRIES TO

Edel Curran:
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For any enquiry relating to this property, please contact

Edel Curran

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028 4461 2100

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028 4062 2226

General Enquiries

downpatrick@quinnestateagents.com



128 Loughmilled Road, Annacloy

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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