



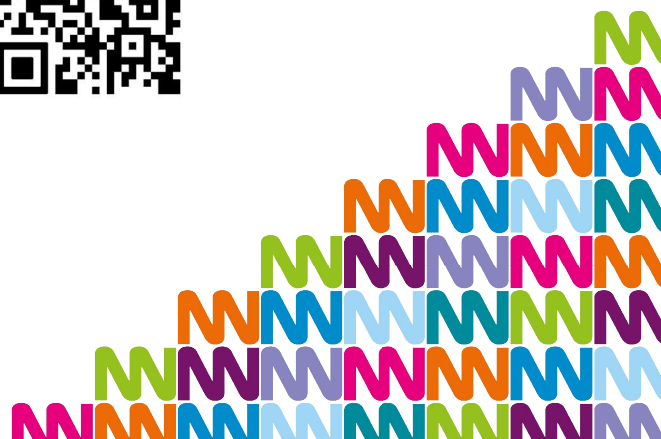
**8 Dunleath Avenue**  
 Downpatrick  
 BT30 6UT

**Offers In The Region Of  
 £195,000**

- Detached Bungalow
- Three Double Bedrooms
- Generous Lounge with Open Fire
- Open Plan Kitchen & Dining Area
- Bathroom with Separate Shower
- Ample Off Road Parking
- Enclosed Rear Garden & Entertaining Area
- Oil Fired Central Heating
- Highly Sought After Neighbourhood
- 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	64	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





This very well cared for, detached, c1000sq ft, bungalow is situated in the highly desirable Dunleath Avenue area of Downpatrick, off Race Course Road and offers superb accommodation, perfect for a variety of lifestyles.

The chain free, move in ready residence is ideal for those seeking tranquility and prestige in one of Downpatricks most sought-after neighborhoods, with bus links to the town centre and a short walk to local amenities, schools, Downpatrick Race Course and picturesque open countryside, making it an ideal choice for families and nature lovers alike.

#### ACCOMMODATION

This bungalow comprises generous living room with open fire, kitchen and dining area, bathroom with separate shower and three double bedrooms, one with built in robes.

#### OUTSIDE

Externally, the property boasts a tarmac driveway with ample parking, easily maintained lawn to the front side and rear, along with tidy paved entertaining area accessed off the kitchen.

#### MORTGAGE ADVICE

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

#### 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**

[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com)  
 07703 612 257

#### Ballynahinch Branch

24 High Street  
 Ballynahinch BT24 8AB  
 028 9756 4400

#### Downpatrick Branch

15 Market Street  
 Downpatrick BT3 06LR  
 028 4461 2100

#### Banbridge Branch

18 Bridge Street  
 Banbridge BT32 3JS  
 028 4062 2226

#### General Enquiries

[downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)



8 Dunleath Avenue, 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.

**QUINN**  
 Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)