



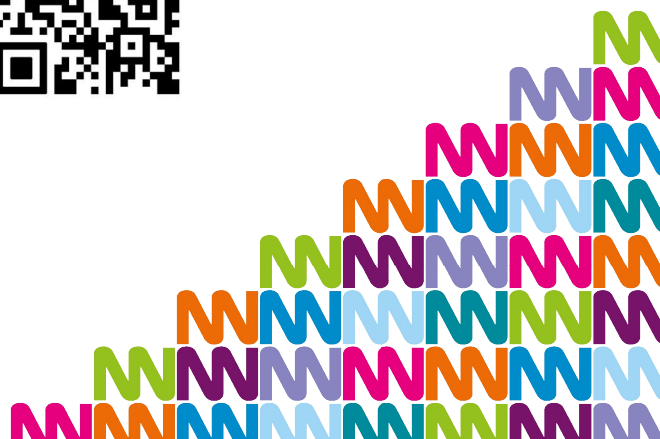
**6 Abbey View**  
 Downpatrick  
 BT30 6AS

**Offers In The Region Of  
 £99,950**

- Mid Terrace Home
- Two Double Bedrooms
- Open Plan Living & Dining Room
- Fitted Kitchen
- Enclosed Rear Outdoor Area
- Conveniently Located to Town Centre
- Chain Free Sale
- Gas Heating - EPC 72C
- Prompt Viewing Encouraged



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Located in a quiet cul de sac off Fountain and Scotch Street, this recently well cared for, chain free, mid-terrace home with recently installed gas heating, is ideally situated close to well-regarded local primary and post primary schools and a range of amenities, it offers an inviting living space for families or professionals alike.

With its convenient location, this property is a must-see for those seeking charm and practicality in a vibrant community.

#### ACCOMMODATION

The ground floor comprises double aspect, open plan living and dining area with storage cupboard leading to the fitted kitchen and covered outdoor area. The first floor boasts two double bedrooms and bathroom.

#### OUTSIDE

Externally the property has on street parking, while the covered rear outdoor area is both private and easily maintained.

#### MORTGAGE ADVICE

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

Ground Floor



First Floor



6 Abbeyview, 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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Estate Agents

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