



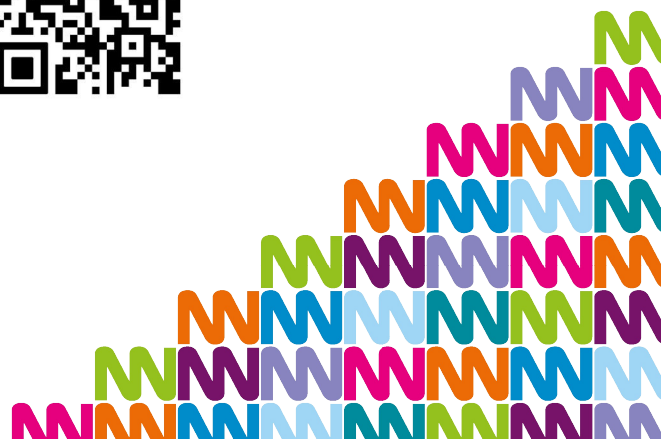
141 Crew Road
Downpatrick
BT30 7HB

**Offers In The Region Of
£395,000**

- Detached Bungalow
- Flexible Accommodation
- Four Double Bedrooms, Principle En-Suite
- Lounge with Wood Burning Stove
- Triple Aspect Sunroom
- Kitchen, Dining Area & Utility Room
- Double Garage
- Tarmac Driveway & Ample Parking
- PV Panels With Hot Water Diverter
- Chain Free Sale



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 87 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 66 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |





Built in 2006 and nestled in the townland of Corbally approximately 7 miles from Downpatrick, Ardglass and Strangford respectively, this c.2800sq ft, well cared for detached family bungalow boasting a 6.5kW photovoltaic (PV) panels with hot water diverter, sits on a site extending to region of 1 acre, and offers the perfect blend of tranquility and convenience.

Surrounded by picturesque countryside the property boasts spacious interiors and extensive garden, ideal for relaxation and outdoor entertaining.

This chain free home is sure to appeal to a variety of purchasers, therefore prompt viewing is highly recommended.

ACCOMMODATION

The bungalow comprises flexible accommodation including four double bedrooms, the principle with en-suite and dressing room, home office, family bathroom, open plan kitchen including Stanley range and dining area, utility room, lounge with stove and triple aspect sunroom.

OUTSIDE

Approached by private laneway to pillared entrance and tarmac drive, leading to wrap around parking, double garage, mature lawn and paved patio area with undisturbed views over the surrounding countryside.

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:
edel@quinnestateagents.com or 07703 612 257



For any enquiry relating to this property, please contact

Edel Curran

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



141 Crew Road, Audley, 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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