



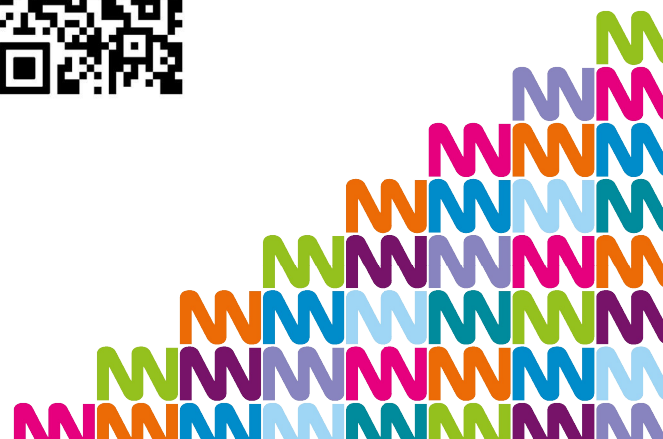
**28 Saul Manor**  
Downpatrick  
BT30 6FW

**Offers In The Region Of  
£175,000**

- Semi Detached Home
- Three Bedrooms, Master En-Suite
- Generous Lounge with Stove
- Open Plan Kitchen & Dining Area
- Utility Room
- Ground Floor WC
- Substantial Enclosed Rear Garden
- Constructed 2021
- EPC 85
- Move In Ready Home!



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			





Located in the relatively new Saul Manor development at the top of the Saul Road, this charming semi-detached three bedroom home, constructed in 2021, epitomizes modern living at its finest.

Boasting contemporary design elements, this property offers a seamless blend of comfort and functionality. With its spacious layout and tasteful decor, the new owners will have nothing to do but move in and enjoy!

However, the true gem lies beyond its walls, as a generously sized rear garden beckons.

### 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

Externally the property is enhanced with ample off road parking and easily maintained front lawn, and paved entertaining area and sizeable garden to the rear.

### MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email Donnan on donnan@ritchiemclean.co.uk Donnan is based in our Downpatrick branch.

### CONTACT US

To organise your viewing, please contact Edel on 07703 612 257 or edel@quinnestateagents.com



For any enquiry relating to this property, please contact

**Edel Curran**

edel@quinnestateagents.com  
07703612257

### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

### Downpatrick Branch

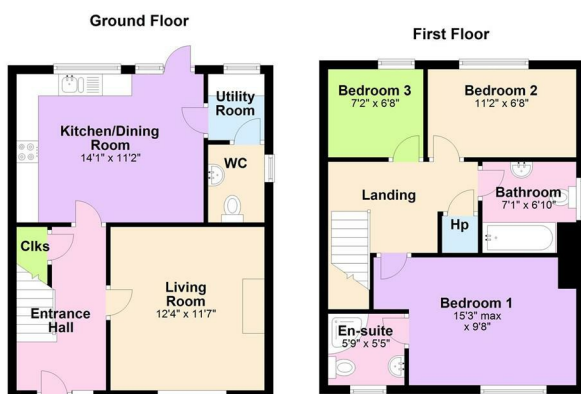
49-51 Market Street  
Downpatrick BT30 6LP  
028 4461 2100

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

### General Enquiries

sales@quinnestateagents.com



28 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.

**QUINN**  
Estate Agents

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