



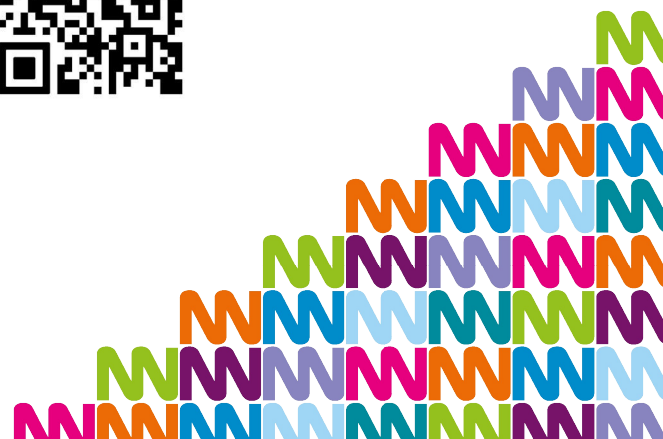
6 Ballyhornan Road
Downpatrick
BT30 6RB

Offers In The Region Of
£335,000

- Detached Family Home
- Flexible Accommodation
- Four Double Bedrooms
- Generous Lounge with Stove
- Double Aspect Dining Room
- Open Plan Kitchen & Dining Area
- Utility Room
- Floor Attic Areas
- Extensive Rear Garden & Entertaining Area
- Prompt Viewing Encouraged



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





This beautifully presented, well maintained and exceptionally spacious, detached family home is a welcomed addition to Downpatricks thriving property market. Occupying a sizable site on the Ballyhornan Road, ideally located to take full advantage of all the local amenities and within a short walk of the open countryside.

Approached by a tarmac driveway, this home has thoughtfully laid out ground floor accommodation comprising generous lounge with stove, formal dining room, open plan kitchen and dining area, utility room, four bedrooms and family bathroom, while the first floor boasts ample floored storage areas.

Externally, the property is further enhanced with gated, off road parking, mature lawn and shrubbery to the front and large, private, rear garden leading to the sun house.

A forever home, which is sure to have plenty of interest!

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

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

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

Banbridge Branch

18 Bridge Street
 Banbridge BT32 3JS
028 4062 2226

Carryduff Branch

14B Ballynahinch Road
 Carryduff BT8 8DN
028 9081 2422

General Enquiries

downpatrick@quinnestateagents.com



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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