

3 The Square  
Ballynahinch  
BT24 8AE

49 - 51 Market Street  
Downpatrick  
BT30 6LP

3 Newry Street  
Banbridge  
BT32 3EA

Sales and lettings:  
[banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)  
[ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)  
[downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)  
[www.quinnestateagents.com](http://www.quinnestateagents.com)

# QUINN

Property Sales & Letting Specialists

T 028 9756 4400

T 028 4461 2100

T 028 4062 2226



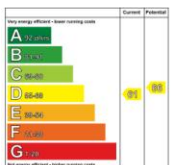
**29 Graysfield  
Crossgar  
BT30 9HG**

**Offers in the Region Of  
£209,950**

Secure this home with our in house  
Financial Advisors Ritchie McLean.

- Detached Family Home
- Three Bedrooms, Master En-Suite
- Two Reception Rooms
- Modern Kitchen & Dining Area
- Utility Room & WC
- Detached Garage
- Enclosed Rear Garden
- Ample Off Road Parking
- Internal Inspection a Must!

**RITCHIE McLEAN**  
MORTGAGE SOLUTIONS





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Letting Specialists



Quinn Estate Agents are delighted to welcome to the sales market, this beautifully presented detached home in the popular Graysfield development in the village of Crossgar.

The present owner has created a welcoming family home, with a generous living room with open fire, second reception room or fourth bedroom, luxury kitchen/diner, utility room and WC on the ground floor. The first floor boasts the family bathroom and three bedrooms, master with ensuite shower room.

The property is further enhanced with detached garage, ample driveway parking, while the rear of the property is fully enclosed and easily maintained.

Only by internal inspection, can this property be fully appreciated.

Prompt viewing is highly recommended and can be organised through Edel in our Downpatrick branch.

Accommodation Comprises

**ENTRANCE HALL**  
leading to

**LIVING ROOM**  
15' 4" x 10' 9"  
(4.67m x 3.28m)  
with open fire

**FAMILY ROOM**  
11' 9" x 11' 9"  
(3.58m x 3.58m)

**KITCHEN/DINING ROOM**  
10' 1" x 16' 11"  
(3.07m x 5.16m)  
with additional storage

**UTILITY ROOM**  
5' 10" x 7' 6"  
(1.78m x 2.29m)  
leading to WC

**BEDROOM 1**  
11' 9" x 11' 9"  
(3.58m x 3.58m)

**ENSUITE SHOWER ROOM**  
7' 8" x 4' 9"  
(2.34m x 1.45m)

**BEDROOM 2**  
10' 2" x 13' 0"  
(3.1m x 3.96m)  
with built in robes

**BEDROOM 3**  
11' 0" x 10' 9"  
(3.35m x 3.28m)

**BATHROOM**  
6' 10" x 8' 9"  
(2.08m x 2.67m)

**DETACHED GARAGE**  
19' 1" x 11' 2"  
(5.82m x 3.4m)



**Terms & Conditions**

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspection of the property. None of the appliances or installations have been tested in anyway whatsoever. It is our recommendation that a purchaser should fully satisfy themselves by way of survey by an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room.

**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.

