

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
ballynahinch@quinnestateagents.com
downpatrick@quinnestateagents.com
www.quinnestateagents.com

QUINN

Property Sales &
Letting Specialists

T 028 9756 4400

T 028 4461 2100

T 028 4062 2226



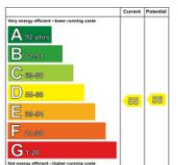
**144 Loughinisland Road
Downpatrick
BT30 8JJ**

**Offers in the Region Of
£365,000**

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

- Luxurious Detached Family Home
- Three Reception Rooms
- Six Double Bedrooms, Two En-Suite
- Large Stylish Open Plan Kitchen Diner
- Utility Room
- Tastefully Decorated Throughout
- Extensive Gardens
- Double Garage
- Additional Land May Be Available
- This Superb Family Home is a Must See!

RITCHIE
MORTGAGE **McLEAN**
SOLUTIONS



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We are very excited to market this 3800sq ft luxurious detached home, approximately 3.5 miles from Crossgar, tucked off the Loughinisland Road, outside Annacloy.

Built in 2007, boasting a highly efficient wood pellet boiler, this forever family home comprises to the ground floor, three reception rooms, large open plan kitchen & dining which includes feature island, utility room, three double bedrooms and family bathroom.

The first floor houses a luxurious master bedroom, with full length fitted robes, leading to a sizeable en-suite shower room and a further two double bedrooms, one with en-suite shower room.

Externally the property benefits from double garage and neatly landscaped gardens, front, side and rear taking in the delightful country environs.

This home is surely the ideal country escape. Internal inspection of this property is a must!

There may be the opportunity to purchase additional land c.1.5 acres.

Organise your viewing with Edel in our Downpatrick branch.

Accommodaion Comprises

RECEPTION HALL

LOUNGE
17' 10" x 19' 6" (5.44m x 5.94m)
with stove

KITCHEN/DINING ROOM
14' 6" x 31' 1" (4.42m x 9.47m)
with range cooker, gas hob and electric ovens, feature island and double doors leading outdoors

UTILITY ROOM
14' 6" x 7' 9" (4.42m x 2.36m)

LIVING ROOM
13' 6" x 13' 9" (4.11m x 4.19m)

FAMILY ROOM
13' 5" x 12' 3" (4.09m x 3.73m)

BEDROOM 5
13' 5" x 14' 7" (4.09m x 4.44m)
ground floor

BEDROOM 4
14' 6" x 14' 6" (4.42m x 4.42m)
ground floor

BEDROOM 6
14' 6" x 12' 0" (4.42m x 3.66m)
ground floor

BATHROOM
14' 6" x 7' 3" (4.42m x 2.21m)
with bath, free standing shower and his and her sinks

GALLERY LANDING

BEDROOM 1
12' 5" x 19' 6" (3.78m x 5.94m)
with mirrored built in robes and drawers and leads to eaves storage

ENSUITE SHOWER ROOM
8' 4" x 12' 11" (2.54m x 3.94m)

WALK IN LINEN CLOSET
7' 9" x 5' 8" (2.36m x 1.73m)

BEDROOM 3 / OFFICE
11' 5" x 16' 8" (3.48m x 5.08m)

BEDROOM 2
14' 7" x 14' 6" (4.44m x 4.42m)
with access to eaves storage

ENSUITE SHOWER ROOM
11' 4" x 7' 11" (3.45m x 2.41m)

DOUBLE GARAGE
25' 5" x 21' 8" (7.75m x 6.6m)



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.