



**4 Demesne Court**  
Seaforde  
BT30 8NE

**Offers In The Region of  
£134,950**

Secure this home with our in house  
Financial Advisors

- Beautifully presented townhouse
- Private gated development
- Three bedrooms to include
- Master bedroom ensuite
- Kitchen with dining space
- Living room with feature fireplace and double doors leading to the rear
- Downstairs WC
- Family bathroom
- Enclosed rear garden
- Ideal first time buy or Investment

	Current	Potential
<b>A</b> 92 plus Very energy efficient - lower running costs		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	63	57
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20 Not energy efficient - higher running costs		

3 The Square  
Ballynahinch  
BT24 8AE

49 - 51 Market Street  
Downpatrick  
BT30 6LP

3 Newry Street  
Banbridge  
BT32 3EA

Sales and lettings:  
info@quinnestateagents.com  
[www.quinnestateagents.com](http://www.quinnestateagents.com)

# QUINN

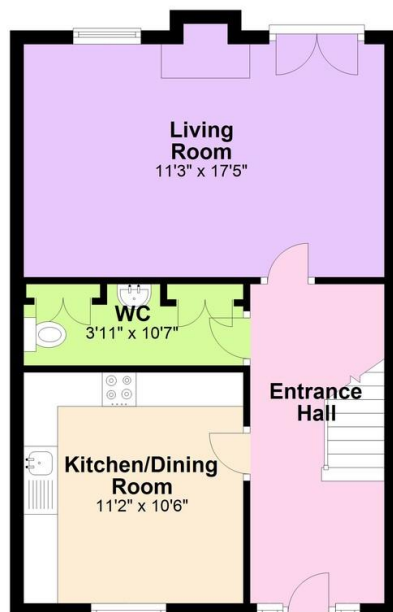
Property Sales &  
Letting Specialists

T 028 9756 4400

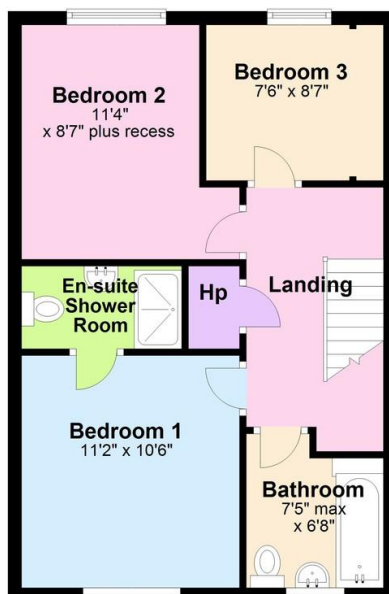
T 028 4461 2100

T 028 4062 2226

Ground Floor



First Floor



Quinn are delighted to welcome onto the market this beautifully presented townhouse situated in a private gated community in the much sought-after village of Seaforde.

This deceptively spacious home comprises of a living room, kitchen with dining area, 3 Bedrooms to include master bedroom ensuite and a family bathroom

Outside there is an enclosed garden to the rear and 2 parking spaces to the front.

An excellent first time buy or investment.

## ENTRANCE HALL

**KITCHEN WITH DINING SPACE**  
11' 2" x 10' 6" (3.4m x 3.2m)

**LIVING ROOM**  
11' 3" x 17' 5" (3.43m x 5.31m)

**WC**  
3' 11" x 10' 7" (1.19m x 3.23m)

## FIRST FLOOR

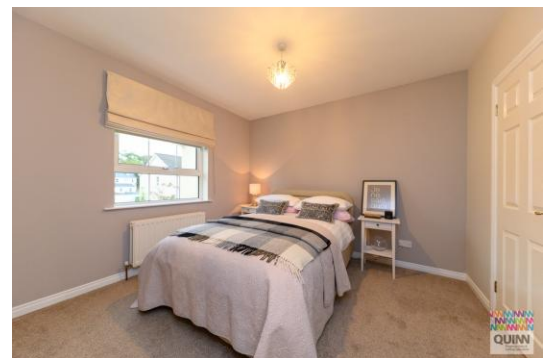
**MASTER BEDROOM**  
11' 2" x 10' 6" (3.4m x 3.2m)

## ENSUITE

**BEDROOM 2**  
11' 4" x 8' 7" (3.45m x 2.62m)

**BEDROOM 3**  
7' 6" x 8' 7" (2.29m x 2.62m)

**BATHROOM**  
7' 5" x 6' 8" (2.26m x 2.03m)



### 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 any way 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.