

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



**5 Meadow View
Downpatrick
BT30 6LT**

**Offers in the Region of
£195,000**

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

- Detached Family Home
- Generous Living Room with Open Fire
- Modern Fitted Kitchen
- Spacious Dining Area
- Utility Room
- Ground Floor WC
- Three Double Bedrooms, Master En-Suite
- Ample Off Road Parking
- Sizeable, Easily Maintained Lawn
- Viewing Strictly by Appointment

RITCHIE McLEAN
MORTGAGE SOLUTIONS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68	62	66
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			



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We are delighted to welcome to the sales market, this bright and tastefully decorated detached family home in the ever popular Meadows development.

The spacious layout offers excellent family accommodation with a generous reception room, dining room leading to the well appointed kitchen with separate utility room. Located on the main hall is a handy cloakroom, with a ground floor wash room further along the hall.

Each of the three bedrooms, located on the first floor, are generous in size, with the master bedroom boasting an en-suite shower room. The sizeable family bathroom is centrally located off the spacious landing.

Externally, the property offers ample parking and lawn area to the front and a large, easily maintained lawn and paved entertaining area to the side and rear.

Located close to walks and scenic countryside, as well as Downpatrick amenities, this property is sure to appeal to many.

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

Accommodation Comprises:

ENTRANCE HALL
leading to:-

LOUNGE
15' 4" x 11' 8"
(4.67m x 3.56m)

DINING ROOM
11' 8" x 9' 8"
(3.56m x 2.95m)

KITCHEN
11' 8" x 9' 8"
(3.56m x 2.95m)

GROUND FLOOR WC
9' 9" x 3' 11"
(2.97m x 1.19m)

REAR HALL
leading to:-

UTILITY ROOM
11' 8" x 7' 10"
(3.56m x 2.39m)

FIRST FLOOR LANDING
leading to:-

MASTER BEDROOM
15' 4" x 11' 8"
(4.67m x 3.56m)
with en-suite shower room

BEDROOM 2
11' 9" x 9' 8"
(3.58m x 2.95m)

BEDROOM 3
11' 9" x 9' 8"
(3.58m x 2.95m)

BATHROOM
8' 10" x 7' 11"
(2.69m x 2.41m)



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.