

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)

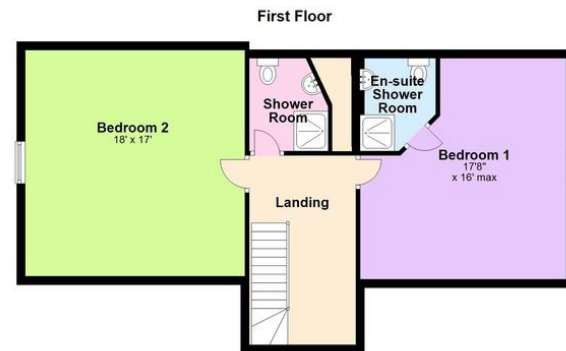
# QUINN

Property Sales &  
Letting Specialists

T 028 9756 4400

T 028 4461 2100

T 028 4062 2226



**2 St. Macartans Close  
Loughinisland  
BT30 8QY**

**Offers in the Region Of  
£187,500**

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

- Superb Detached Family Home
- Flexible Accommodation
- Four Bedrooms, Master En-Suite
- Two Receptions
- Open Plan Kitchen / Dining Area
- Utility Room
- Ground Floor Bathroom
- Detached Double Garage
- Enclosed Rear Garden & Entertaining Area
- Quiet Village Location

**RITCHIE**  
MORTGAGE / **McLEAN**  
SOLUTIONS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)	50	57
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			



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This detached chalet bungalow is situated in a small, modern development off the Loughinisland Road.

The well proportioned layout offers either reception or bedroom space to suit the growing family and presently laid out as lounge, office, family room, spacious kitchen with dining space, ground floor bedroom, bathroom & two first floor bedrooms including master bedroom ensuite.

Externally, the property offers ample off road parking, detached garage, and boasts well maintained planting and shrubbery throughout the front and rear gardens with a paved entertaining area to the side of the property.

The rear garden is fully enclosed for privacy and further enhanced a feature decking area.

The bungalow is conveniently situated to the village amenities including the excellent primary school and easy access to the main roads to Ballynahinch, Downpatrick & Newcastle.

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

Book your viewing with Edel in our Downpatrick branch.

**ENTRANCE HALL**  
leading to...

**LOUNGE**  
16' 2" x 13' 10" (4.93m x 4.22m)

**KITCHEN/DINING ROOM**  
17' 1" x 13' 1" (5.21m x 3.99m)  
leading to the utility room

**BEDROOM 4**  
11' 7" x 9' 9" (3.53m x 2.97m)

**BEDROOM 3**  
13' 6" x 12' 5" (4.11m x 3.78m)  
with built in robes

**FAMILY ROOM / OFFICE**  
9' 11" x 9' 9" (3.02m x 2.97m)

**BATHROOM**  
9' 8" x 7' 3" (2.95m x 2.21m)

**FIRST FLOOR LANDING**  
leading to...

**BEDROOM 2**  
18' 0" x 17' 0" (5.49m x 5.18m)

**SHOWER ROOM**

**BEDROOM 1**  
17' 8" x 16' 0" (5.38m x 4.88m)  
with en-suite shower room

**DOUBLE GARAGE**  
22' 7" x 15' 11" (6.88m x 4.85m)



**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.