

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

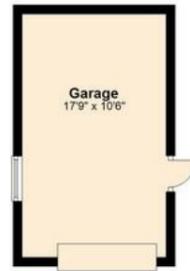
Property Sales & Letting Specialists

T 028 9756 4400

T 028 4461 2100

T 028 4062 2226

Ground Floor



First Floor



**5 Magheramayo Road  
Castlewellan  
BT31 9AT**

**Offers In The Region Of  
£259,000**

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

- Stunning Detached Home
- Three Reception Rooms
- Spacious Kitchen/Dining Room with Utility
- Ground Floor Bedroom with Ensuite
- Ground Floor Wet Room
- Three First Floor Bedrooms, Two with Ensuites
- Detached Garage
- Under Floor Heating
- 1 Acre Total
- Call 02840622226 to Book a Viewing

**RITCHIE McLEAN**  
MORTGAGE SOLUTIONS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	59	62
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			

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This four bedroom detached property is situated in a stunning rural setting on the Bann Road between Castlewellan and Ballyward. For anyone needing to commute on daily basis Newry, Dublin & Belfast are all within a hours drive and the gorgeous seaside town of Newcastle only a ten minute drive away for those seeking those quiet walks by the sea. The house comprises three reception rooms, large kitchen/dining area with utility room, a ground floor bedroom with ensuite and a wet room on the ground floor. On the first floor you have a further three bedrooms, two with ensembles and one with a dressing room. Outside you have a detached garage and ample parking when arriving up the sweeping driveway with views of the Mourne Mountains and the surrounding countryside, the views are totally breathtaking. Some of the surrounding land is currently being used to grow vegetables which will benefit anyone wanting to self sufficient. Call Leanne now if interested in taking a closer look or finding out more. Call 02840622226.

**ACCOMMODATION COMPRISES**

**RECEPTION HALL**

26' 3" x 11' 8" (8m x 3.56m)  
Grand entrance hall with tiled flooring and a stunning wooden stair case to the first floor.

**FAMILY ROOM**

14' 8" x 14' 8" (4.47m x 4.47m)  
Solid wood flooring, TV point and open fire.

**BEDROOM FOUR**

12' 1" x 14' 8" (3.68m x 4.47m)  
Rear view aspect with ensuite.

**ENSUITE**

7' 8" x 5' 10" (2.34m x 1.78m)  
Corner shower cubicle with W.C and wash hand basin.

**KITCHEN/DINING**

23' 9" x 14' 7" (7.24m x 4.44m)  
Fitted kitchen with range of high and low level units to include slate tiled floor, recessed lighting, brick extractor hood with space for range cooker, integrated dishwasher and recess for American style fridge freezer.

**LINEN CLOSET**

7' 8" x 5' 6" (2.34m x 1.68m)

**UTILITY ROOM**

8' 4" x 10' 5" (2.54m x 3.18m)  
Fitted units to include stainless steel sink unit.

**WET ROOM**

Fully tiled with shower cubicle, W.C & wash hand basin.

**LOUNGE**

14' 8" x 14' 4" (4.47m x 4.37m)  
Solid wood flooring, stunning brick fire place and french doors leading to the garden.

**FIRST FLOOR**

**BEDROOM ONE**

16' 5" x 13' 5" (5m x 4.09m)  
With spacious dressing room and door leading to the balcony.

**ENSUITE BATHROOM**

8' 9" x 14' 8" (2.67m x 4.47m)  
Tiled flooring with W.C, wash hand basin with vanity unit, bath and large corner shower cubicle.

**BEDROOM TWO**

11' 1" x 14' 8" (3.38m x 4.47m)  
Built in Robes.

**ENSUITE**

Tiled floor with W.C, wash hand basin and fully enclosed shower cubicle.

**BEDROOM THREE**

12' 1" x 14' 9" (3.68m x 4.5m)  
Rear view aspect with built in robes.

**SHOWER ROOM**

8' 6" x 8' 9" (2.59m x 2.67m)  
Fitted with W.C, wash hand basin and fully enclosed shower cubicle.

**DETACHED GARAGE**

17' 9" x 10' 6" (5.41m x 3.2m)



**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.