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49 - 51 Market Street  
Downpatrick  
BT30 6LP

T 028 4461 2100

3 Newry Street  
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QUINN

Property Sales &  
Letting Specialists



26 Closkelt Road, Ballyward



26 Closkelt Road  
Castlewellan  
BT31 9QE

Offers In The Region Of  
£330,000

- Extensive Detached Home on 0.6 Acre Plot
- Five First Floor Bedrooms, Master Ensuite
- Large Open Plan Kitchen/ Dining Area with Separate Utility Room
- Spacious Lounge with Stove Fitted
- Sizeable Family Room & South Facing Sun Room
- Ground Floor Office Space
- Ground Floor W.C
- Detached Garage with Workshop & Store Room
- Oil Fired Central Heating
- Viewing By Appointment Only





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A superb, detached home set on a spacious 0.6 Acre plot with stunning countryside views of the rolling hills of County Down. This fantastic family home offers spacious accommodation suitable for modern family living, boasting 5 bedrooms, master ensuite, 3 reception rooms to include Sun room and large detached garage with workshop. This property is suitable for many purchasers, especially those seeking the feel of countryside living whilst being close to surrounding towns such as Castlewellan, Rathfriland & Banbridge, which offer strong transport links.

#### ACCOMMODATION COMPRISES

##### ENTRANCE HALL

Wooden flooring with access to the W.C, cloakroom, office, family room, living room and stunning Ash open tread staircase leading to the first floor.

##### W.C

Tiled floor and fitted with W.C & wash hand basin.

##### LIVING ROOM

13' 0" x 19' 9" (3.96m x 6.02m)  
Spacious room with striking oak mantle with multi fuel stove fitted which heats the downstairs radiators and water, also large rear view window aspect.

##### SUN ROOM

12' 8" x 13' 0" (3.86m x 3.96m)  
TV point, open fire with double patio doors leading to rear garden.

##### FAMILY ROOM

12' 8" x 11' 5" (3.86m x 3.48m)

##### OFFICE

8' 9" x 7' 11" (2.67m x 2.41m)

##### KITCHEN/DINING ROOM

26' 0" x 13' 0" (7.92m x 3.96m)  
Solid range of high and low level units to include eye level oven & grill, integrated dishwasher and recess for American style fridge freezer. The room has tiled flooring throughout with recessed lighting over kitchen area separated slightly with the fabulous centrepiece brickwork fireplace fitted with multi fuel stove.

##### UTILITY ROOM

10' 4" x 10' 0" (3.15m x 3.05m)  
Tiled floor and fitted with high and low level units to include sink unit, recess for washing machine and recess for tumble dryer.

##### FIRST FLOOR

##### LANDING

Gallery style landing leading to the bathroom, bedrooms, access to the hot press and loft which is floored with power and lighting installed.

##### BEDROOM ONE

13' 1" x 11' 5" (3.99m x 3.48m)  
Side and rear windows with ensuite.

##### ENSUITE

7' 5" x 4' 11" (2.26m x 1.5m)  
Tiled floor and fitted with corner shower cubicle, W.C, wash hand basin and recessed lighting.

##### BEDROOM TWO

12' 8" x 11' 5" (3.86m x 3.48m)  
Front and side windows.

##### BEDROOM THREE

12' 11" x 13' 1" (3.94m x 3.99m)  
Front facing aspect.

##### BEDROOM FOUR

12' 9" x 13' 0" (3.89m x 3.96m)  
Rear view aspect.

##### BEDROOM FIVE

9' 0" x 7' 11" (2.74m x 2.41m)  
Front facing aspect.

##### BATHROOM

6' 4" x 11' 9" (1.93m x 3.58m)  
Tiled floor with half tiled walls to include bath, W.C, wash hand basin, shower cubicle and heated towel rail.

##### OUTSIDE

Gated entrance with gravel driveway leading to the property with ample off road parking and well maintained grass lawn to side and rear.

##### GARAGE

40' 6" x 30' 1" (12.34m x 9.17m)

##### WORKSHOP

19' 7" x 14' 5" (5.97m x 4.39m)

##### STORE ROOM

5' 5" x 14' 5" (1.65m x 4.39m)

##### BOILER HOUSE

5' 3" x 14' 5" (1.6m x 4.39m)



#### 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.