



**78 Drumaness Road**  
**Drumaness**  
**Ballynahinch**  
**BT24 8LT**

**Offers In The Region Of**  
**£125,000**

Secure this home with our in house  
 Financial Advisors.

- Semi-detached Property
- Two First Floor Bedrooms
- Ground Floor Bathroom
- Kitchen with Dining Space
- Garage with Store Room
- Large Rear Garden
- Double Glazing
- Oil Fired Central Heating
- Convenient Location
- Early Inspection Highly Recommended

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



3 The Square  
Ballynahinch  
BT24 8AE

49 - 51 Market Street  
Downpatrick  
BT30 6LP

3 Newry Street  
Banbridge  
BT32 3EA

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78 Drumaness Road, Ballynahinch

This well presented semi detached home is conveniently located on the Newcastle Road between Ballynahinch and Drumaness and on viewing you will be surprised by the spacious accommodation on offer.

The accommodation comprises entrance porch, living room, kitchen with dining space, ground floor bathroom and two bedrooms on the first floor and further benefits with garage and adjoining store room, oil fired central heating, double glazing.

Outside the property has a private driveway, with ample parking and large garden to rear. Conveniently situated on the Newcastle Road, close to the village amenities and within easy commute to Ballynahinch, Downpatrick & Newcastle.

This fine home is an excellent first time buy or investment and viewing is recommended. Call Caroline on 07751667239.

**PORCH**

5' 11" x 7' 10" (1.8m x 2.39m)

**LIVING ROOM**

21' 8" x 13' 2" (6.6m x 4.01m)  
With cloaks.

**KITCHEN**

16' 1" x 10' 5" (4.9m x 3.18m)

**INNER HALLWAY**

**BATHROOM**

7' 11" x 6' (2.41m x 1.83m)

**FIRST FLOOR**

**BEDROOM 1**

10' x 13' 3" (3.05m x 4.04m)  
With robes and hot press.

**BEDROOM 2**

8' 2" x 13' 3" (2.49m x 4.04m)

**GARAGE**

17' 5" x 9' 7" (5.31m x 2.92m)

**STORE ROOM**

8' 4" x 9' 9" (2.54m x 2.97m)

**OUTSIDE**

Private driveway, with ample parking and large garden to rear.



**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.