

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

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Property Sales &
Letting Specialists

T 028 9756 4400

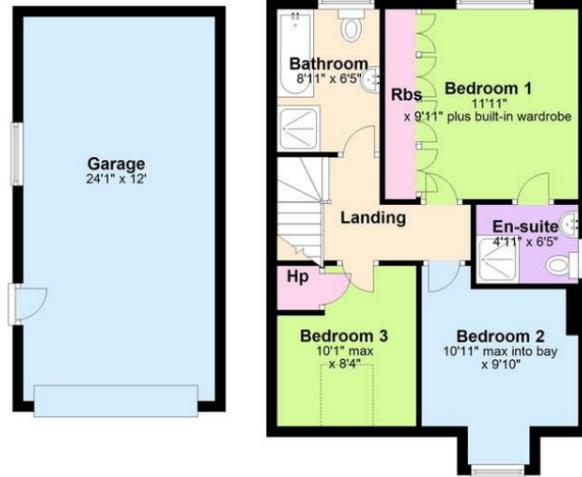
T 028 4461 2100

T 028 4062 2226

Ground Floor



First Floor



6 Clanmaghery Grove, Ballykinlar



**6 Clanmaghery Grove
Ballykinlar
BT30 8EX**

**Offers in the Region of
£149,950**

- Call Edel on 07710 308 955 to View
- Semi Detached Home
- Three Bedrooms, Master En-Suite
- Generous Living Room
- Open Plan Kitchen & Dining Area
- Detached Garage
- Tarmac Driveway
- Quiet Cul de Sac
- Chain Free Sale
- Early Viewing Encouraged



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Early viewing at 6 Clannaghery Grove is highly recommended and can be organised by contacting Edel on 07710 308 955.

This well presented semi-detached home, measuring just over 1000sq ft, is located in a quiet cul-de-sac in Ballykinler, approximately 7 miles from Downpatrick and 9 miles from Newcastle.

The property comes to the market in excellent condition both inside and out and comprises generous living room, open plan kitchen and dining area, family bathroom, three bedrooms including master en-suite and built in robes.

Externally, the property boasts a detached garage, ample off road parking, tarmac driveway, easily managed front lawn and enclosed, paved entertaining area to the rear.

ENTRANCE HALL
with access to utility area

LIVING ROOM
16' 3" x 11' 11" (4.95m x 3.63m)

KITCHEN/DINING ROOM
12' 0" x 18' 6" (3.66m x 5.64m)

BEDROOM 1
11' 11" x 9' 11" (3.63m x 3.02m)
plus built in robes

ENSUITE SHOWER ROOM
4' 11" x 6' 5" (1.5m x 1.96m)

BEDROOM 2
10' 11" x 9' 10" (3.33m x 3m)

BEDROOM 3
10' 1" x 8' 4" (3.07m x 2.54m)

BATHROOM
8' 11" x 6' 5" (2.72m x 1.96m)

GARAGE
24' 1" x 12' 0" (7.34m x 3.66m)



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.

