

## Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

## Downpatrick Branch

49-51 Market Street  
Downpatrick BT30 6LP  
028 4461 2100

## Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

## General Enquiries

sales@quinnestateagents.com



For any enquiry relating to this property, please contact

Carrie Mackin

carrie@quinnestateagents.com  
07803626095



21 Drumkeeragh Road  
Ballynahinch  
BT24 8QX

Offers In The Region Of  
£365,000


## Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times.

## Valuation/Mortgage Service

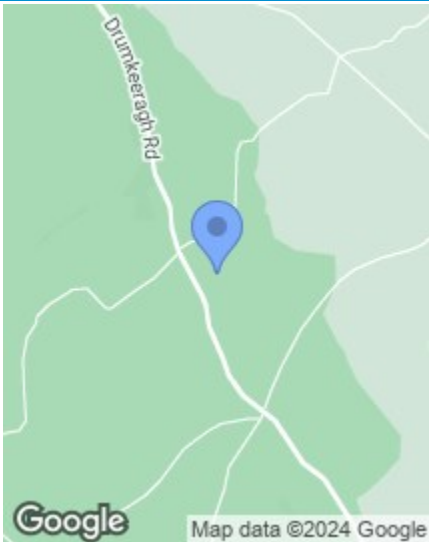
As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

- Detached Country Home
- Four Double Bedrooms, Two Ground floor
- Master Bedroom Ensuite
- Open Plan kitchen/Dining/Living
- Spacious Lounge with Woodburning Stove
- Downstairs Family Bathroom & First Floor Shower Room
- Spacious Mature Gardens Surrounding the Property
- EPC 75/C
- Viewing by Appointment Only
- carrie@quinnestateagents.com

| Energy Efficiency Rating                    |  | Current      | Potential   |
|---|--|--------------|---|
| Very energy efficient - lower running costs |  |              |   |
| (92 plus) <b>A</b>                          |  |              |   |
| (81-91) <b>B</b>                            |  |              |   |
| (69-80) <b>C</b>                            |  | 75           | 75  |
| (55-68) <b>D</b>                            |  |              |   |
| (39-54) <b>E</b>                            |  |              |   |
| (21-38) <b>F</b>                            |  |              |   |
| (1-20) <b>G</b>                             |  |              |   |
| Not energy efficient - higher running costs |  |              |   |
| Northern Ireland                            |  | EU Directive |  |







Directions

from Ballynahinch turn right of the Newcastle Road onto the Spa Road, At the Spa crossroads turn left onto the Dunmore Road, continuing on the Dunmore road for approx 3 mile. At the crossroads turn right onto the Drumkeeragh Road and the property can be accessed from the third lane on the right. keeping to the left of the lane.

A fantastic opportunity to purchase a modern & spacious detached family home situated in Drumkeeragh, Co Down perfectly situated with easy access to nearby towns including Ballynahinch, Newcastle, Castlewellan, Downpatrick, Lisburn and Belfast. The property is set on a well maintained site and is finished to a very high standard. Offering an abundance of space both internally and externally.

Ground Floor

The ground floor comprises a spacious entrance hall with additional storage, Living room with stove that benefits from a back boiler, large kitchen/dinning/living area with integrated double oven, hob, dishwasher and fridge freezer. Double doors leading to an outside patio area, utility room with storage, two bedrooms, master bedroom to include ensuite and newly fitted robes and family bathroom.

First Floor

Two double bedrooms laid in carpet, shower room with tiled floor comprising shower, W.C & wash hand basin. Excellent storage in eaves.

Outside

On approaching the property you reach a stoned driveway with grass lawn wrapping around the property. To the rear you can access the large wooden shed (16x10) and smaller garden shed both to be included in the sale. A very private garden with stunning views of the surrounding countryside.

Contact

To schedule a private viewing appointment of the property, please contact Carrie in our Ballynahinch Sales Team on 02897564400 or alternatively email [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)

Mortgage Advice

If you require financial advice to buy this property, we are more than happy to recommend Laura McClean from Ritchie & McClean Mortgage Solutions. Laura can be contacted on 07731435310.

