



### **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



**53 Edendarriff Road**  
**Ballynahinch**  
**BT24 8NP**

**Offers In The Region Of**  
**£339,950**

### **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.

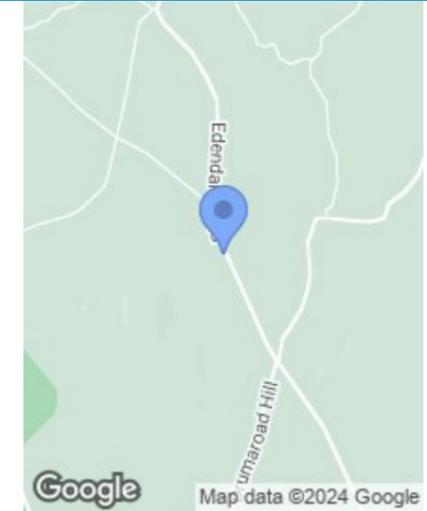
- Approx 1950 Sq Ft Detached Bungalow
- Four Spacious Bedrooms
- Two Reception and Home Office
- Country Style Kitchen with Belfast Sink
- Double Garage
- Fully Double Glazed
- Oil Fired Central Heating
- EPC D 61
- Private Site with Well Maintained Lawns
- Call Early to Avoid Disappointment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



# 53 Edendarriff Road

Ballynahinch, BT24 8NP



[Directions](#)

Presented neatly in a stunningly scenic location this excellent 1967 sq. ft home invites those who wish to escape to the rural locality of The Dromara Hills. With Ballynahinch market town just three miles away, accessibility to schools, and other helpful amenities is ideal. On a generous site with a sizeable, but easily maintainable garden space, the detached property boasts a brilliant floorplan, containing four well spaced bedrooms and home office a large lounge with multi fuel inset stove, kitchen and separate dining room. In addition there is also other box-ticking features including a utility room with attached WC, a family bathroom with pressurised water system and a brilliant attached double garage. Ample parking is provided on the extensive driveway space.

We are confident this home will attract a great deal of enquiry and so we urge those interested to get in contact as soon as possible to avoid disappointment. Call Carrie in our Ballynahinch branch today for further information and book your own private viewing of the property.

### Accommodation

The detached property contains Four bedrooms, kitchen, utility room with attached WC, family bathroom, large lounge, home office and attached double garage

### Outside

A stunning garden boasts excellent views, without extensive maintenance.

### Contact

This property is managed by Carrie who can be contacted in branch on 02897564400 or by emailing [carrie@quinnestateagents.com](mailto:carrie@quinnestateagents.com)

### Mortgager Advice

If you require financial advice on the purchase of this home, please do not hesitate to contact Laura from Ritchie Mclean Mortgage Solutions on 07731435310



Total area: approx. 1967.1 sq. feet  
53 Edendarriff Road, Edendarriff, Ballynahinch