



## Site 2, 77B Annacloy Road

Annacloy  
BT30 9AJ

## Asking Price

£385,000

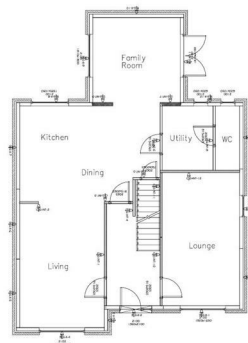
- Deluxe Detached Turn Key Home
- Five Bedrooms, Master to include Ensuite
- Open Plan Kitchen Living Dining Area
- Spacious Lounge with Media Wall and Electric Fire
- Separate Utility Area and Downstair WC
- Renewable Energy PV Panels and 3 Zone Highly Efficient Oil Fired Heating System
- Perimeter Fence with Ample Parking
- Option of Detached Single Garage with Roller Door
- Additional Options may be Considered Internally
- NHBC Warranty



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



# DYNES BROS.



Construction by the award-winning Dynes Brothers, these exquisite new build properties on Annacloy Road offer a perfect blend of modern elegance and comfort. With a striking exterior, finished in crisp white render, these homes present an inviting and contemporary façade that is sure to impress.

The properties will be part of a private development comprising two new builds, ensuring a sense of privacy whilst being ideally located. The highly efficient energy rating of 93/A reflects the commitment to sustainability and cost-effective living, making it an ideal choice for the environmentally conscious buyer.

The interior of the homes will be a turn-key finish, allowing for the possibility of personalisation at this early stage of the build. This flexibility means that you can tailor the space to suit your individual tastes and lifestyle. The generous electrical specification further enhances the appeal, providing modern conveniences.

In summary, these new build homes on the Annacloy Road are a remarkable opportunity for those seeking a stylish and efficient home in a desirable location. With its modern design, spacious layout, and the added peace of mind of an NHBC warranty, ensuring quality and durability for years to come.

## Accommodation

Comprising spacious lounge with media wall and electric fire, open plan kitchen dining living area, Kitchen to include central island, utility room with downstairs WC and storage. On the first floor primary bedroom with Ensuite, four further bedrooms, family bathroom and storage cupboard. Bathroom and ensuite to include heated towel rail.

## Outside

Outside the drive will have a tarmac finish and gardens prepared with topsoil and sown. A perimeter fence adds an element of privacy, while the option to add a single garage offers potential for additional storage or parking. The patio area has been carefully designed to maximise sunlight and enjoyment, making it the perfect spot for outdoor entertaining. An outside tap adds convenience for gardening or cleaning, and ample parking ensures that you and your guests will never be short of space.

The location is particularly advantageous, as it is conveniently situated near local amenities, schools, and the neighbouring towns of Downpatrick, Crossgar and Ballynahinch, ensuring that everything you need is within easy reach.

## Mortgage Advice

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

## Contact

For more information, please call Carrie on 02897564400 today or email all enquiries to [ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)



For any enquiry relating to this property, please contact

**Carrie Mackin**

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07803626095

## 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

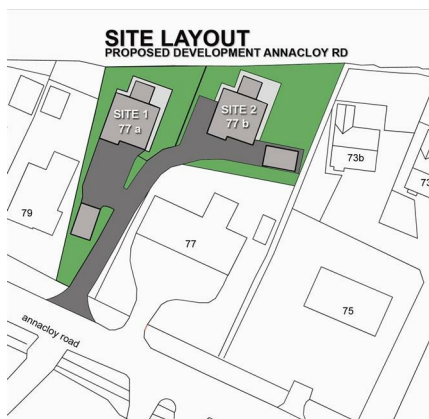
**028 4062 2226**

## Carryduff Branch

14B Ballynahinch Road  
Carryduff BT8 8DN  
**028 9081 2422**

## General Enquiries

[ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)



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.

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