



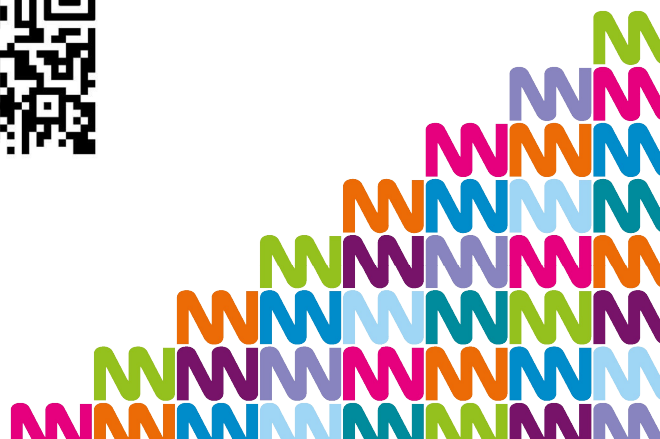
**3 Begny Hill Road**  
Dromara  
BT25 2BN

Offers In The Region Of  
**£189,950**

- Prime Location
- Detached Country Cottage
- Four Bedrooms
- Conservatory
- Garage
- Spacious Garden
- EPC 58/D
- Viewing by Appointment only
- [carrie@quinnestateagents.com](mailto:carrie@quinnestateagents.com)
- Call Carrie 02897564400



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		







Situated in the highly sought after location of Dromara, Quinn are delighted to present this fantastically cosy detached four bedroom cottage pinned closely to the centre of the village. With amenities in walking distance this is appealing to those who require fast access to bus routes and other facilities such as primary and nursery schools. The home is built on a great plan, with a living area and adjoined dining room, an attached conservatory and garage, as well as a galley kitchen that benefits from a new integrated hob, oven and extractor fan. With ample accommodation offered throughout, this is an attractive purchase for those seeking an accessible home in the heart of the Dromara community. To enquire, call Carrie on 02897564400 today to schedule a private viewing appointment of the property.

### Accommodation

The property offers flexible and accessible accommodation with four bedrooms, a kitchen, conservatory, Livingroom with adjoining dining room & Bathroom. Also attached to the property is a garage suitable for storage and parking.

### Location

In the heart of Dromara village, the stylish bungalow has easy walking access to local village amenities, and further afield there is access to Banbridge, Ballynahinch and Dromore.

### Contact

To arrange a viewing appointment at this property, take no hesitation in contacting Carrie, in our Ballynahinch sales team on 028 9756 4400

### Mortgage Advice

If you require any financial advice and mortgage assistance for the acquisition of this property, please contact Laura @ Ritchie Mclean Mortgage Solutions on 07731435310



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.



For any enquiry relating to this property, please contact

**Carrie Mackin**

carrie@quinnestateagents.com  
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

### General Enquiries

sales@quinnestateagents.com

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Estate Agents

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