

**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](mailto:sales@quinnestateagents.com)



For any enquiry relating to  
this property, please contact

**Leanne Glover**

[leanne@quinnestateagents.com](mailto:leanne@quinnestateagents.com)  
07703612260



**76 Tullinsky Road  
Dromara  
BT25 2PR**

**Offers In The  
Region Of £285,000**

**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 Bungalow on 1/2 Acre Plot
- Three Bedrooms, One on Ground Floor
- Ground Floor Family Bathroom
- Two Reception Rooms
- Fitted Kitchen with Separate Utility Room
- First Floor Shower Room
- Approx 1900 Sq Ft
- Oil Fired Central Heating
- Gated Entrance with Well Maintained Lawns
- EPC 68 D

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







Directions

From Dromore take Pound Hill, continuing onto Diamond Road for approx 2.7 miles then onto Tullinisky Road for 0.2 miles and No 76 is on the right hand side From Banbridge continue down the A1 for 2 miles, turning right onto Waringsford Rd, continue onto Knockgorm Road, turning right onto Tullinisky Road after 1.8 miles and No 76 is on the right hand side.

Fantastic detached bungalow set on a large 1/2 acre site on the Tullinisky Road Waringsford. The property is conveniently located within a short drive to the A1, Banbridge & Dromore. The property offers not only great living accommodation but the idyllic rural setting.

GROUND FLOOR

Welcoming entrance hallway with wood flooring, open tread staircase & gallery landing. Family room with wood flooring, TV point, wood burning stove fitted and large bay window. Lounge with open fire, Tv Point & sliding patio doors leading to outside space. One bedroom on the ground floor with a fully tiled modern bathroom suite comprising sink with vanity, bath, W.C and double walk in shower cubicle along with stunning grey wall and floor tiling. Kitchen fitted with high and low level lush green units to include integrated hob, oven with space for dishwasher. Separate utility room with space for washing machine, dryer & large built in storage cupboard.

FIRST FLOOR

Two large double bedrooms with wood flooring & both with built in wardrobes along with a well positioned shower room fitted with shower cubicle, W.C and wash hand basin.

OUTSIDE

When approaching the property you are greeted with secure gated entrance, travelling along the stoned driveway with stunning well maintained lawns either side. Low maintenance rear with raised beds and shrubs.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Paul McClean from Ritchie & McLean Mortgage Solutions on 07867473086 or email Paul on paul@ritchiemclean.co.uk . Paul is based in our Banbridge Office, 18 Bridge Street, Banbridge BT32 3JS

CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - sales@quinnestateagents.com

