

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

Leanne Glover

leanne@quinnestateagents.com
07703612260



43 Drumaran View
Gilford
BT63 6BF

Offers In The
Region Of £185,000

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.

- Immaculate Link Detached Home
- Three Bedrooms, Master Ensuite
- Spacious Lounge
- Modern Open Plan Kitchen/Dining with Appliances
- Family Bathroom with White Four Piece Suite
- Integral Garage
- Oil Fired Central Heating
- Large Private Rear Garden
- Chain Free Sale
- EPC B 84



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



43 Drumaran View

Gilford, BT63 6BF



Directions

Drumaran View Gilford is situated at the top of Hunters Hill Road on the right hand side. No 43 will have our For Sale Board outside.

Welcome home to 43 Drumaran view, Gilford, Co. Down. This commanding linked-detached three bedroom family home is set just off the Hunters Hill Road and provides three double bedrooms. This home has been exceptionally finished throughout with high quality finishes evident. This spacious home provides ample modern family living spread over three floors. The property sits on corner site with sweeping gardens to the side and rear. The property also benefits from oil fired central heating and UPVC double glazing.

ACCOMMODATION

Split level home & extremely modern with tiled entrance hallway with ground floor W.C & spacious lounge laid in modern grey carpet. Stairs down to the open plan kitchen/ding area with stunning tiled flooring, recessed lighting and fitted with modern kitchen units comprising integrated hob, oven, dishwasher & fridge freezer. Utility Area fitted with low level units with space for washing machine. Going back to the main entrance hall leading upstairs to bedroom two and bathroom, the family bathroom comprising double shower cubicle, bath, W.C, wall hung hand basin and recessed lighting. A further three stairs lead you up to the final two bedrooms, master bedroom with ensuite fitted with shower cubicle, wall hung hand basin and W.C.

OUTSIDE

Integral garage with tarmac driveway and well maintained grass lawn. To the rear you have a really great sized garden with grass lawn and fully enclosed with the south facing aspect.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Ritchie & McLean Mortgage Solutions on 028 9756 8541 alternatively email donnan@ritchiemclean.co.uk or laura@ritchiemclean.co.uk

CONTACT

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

