

**Ballynahinch Branch**

24 High Street  
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**028 9756 4400**

**Downpatrick Branch**

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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**

banbridge@quinnestateagents.com



For any enquiry relating to  
this property, please contact

**Leanne Glover**

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07703612260



**48 Cloverdale  
Blackskull  
BT25 1GX**

**Offers In The  
Region Of £275,000**

**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.

- Beautiful Detached House
- Four Spacious Bedrooms, Master Ensuite
- Additional Sun Room
- Detached Garage and Off Street Parking
- Modern Kitchen with Open Plan Dining Area
- Solar System Fitted For Heating Water
- Good Sized Lounge
- Fully Enclosed Garden
- EPC A- 93
- Viewing by Appointment Only

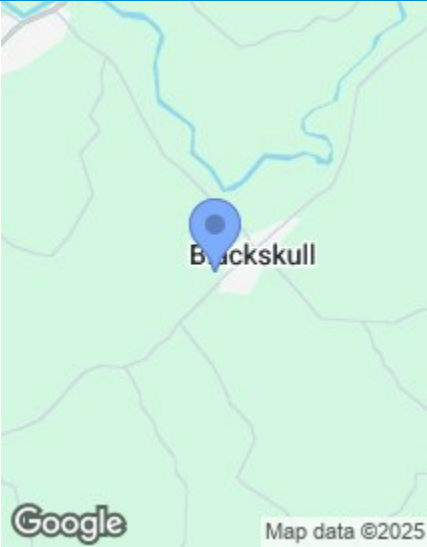
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





# 48 Cloverdale

Blackskull, BT25 1GX



Directions

Nestled in the charming area of Blackskull, Dromore, this modern detached house at 48 Cloverdale offers a perfect blend of contemporary living and comfort. Built in 2022, the property boasts a generous living space of 1,500 square feet, making it an ideal home for families or those seeking extra room to breathe.

Upon entering, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is thoughtfully designed, allowing for both relaxation and social gatherings. The four well-proportioned bedrooms provide ample space for rest and privacy, catering to the needs of a growing family or accommodating guests.

The property features two modern bathrooms, ensuring convenience for all residents. The contemporary design and high-quality finishes throughout the home reflect a commitment to modern living, making it a delightful place to call home.

Additionally, the property includes parking for a few vehicles, providing ease and accessibility. The location in Blackskull offers a peaceful environment while still being within reach of local amenities and transport links, making it a desirable choice for those looking to enjoy the tranquillity of suburban life.

In summary, this modern detached house at 48 Cloverdale is a fantastic opportunity for anyone seeking a stylish and spacious home in a lovely area. With its thoughtful design and convenient features, it is sure to impress.

## GROUND FLOOR

Entrance hallway tiled through to kitchen and lounge, laminated flooring in lounge with multi fuel stove fitted, Spacious & modern kitchen/ dining area comprising built in oven, integrated hob, dishwasher and space for a washing machine and tumble-dryer, with a centre island. Cosy sunroom off from the kitchen with double doors leading to the back garden, recessed lighting with multi fuel stove & oak mantel. Tiled cloakroom as you enter the house with a toilet and sink.

## FIRST FLOOR

Fully carpeted stairs, landing and in four bedrooms, master bedroom equipped with ensuite, a W.C, wash hand basin and a corner shower cubicle. Family bathroom with W.C., wash hand basin & bath with shower overhead. Three other spacious double bedrooms on this floor with large windows leaving all rooms with a bright and airy feel.

## OUTSIDE

Detached garage and tarmac driveways at either side of the house, manageable and well maintained front garden. Fully enclosed & private back garden with good sized & well maintained grass area with stone patch and paved patio area to the side.

## CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - [banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)

## MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you can email [laura.mcgeown@ritchieclean.co.uk](mailto:laura.mcgeown@ritchieclean.co.uk)



48 Cloverdale, Blackskull, Dromore