



**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**

banbridge@quinnestateagents.com



For any enquiry relating to  
this property, please contact

**Leanne Glover**

leanne@quinnestateagents.com  
07703612260



**138a Lackan Road  
Ballyward  
BT31 9RX**

**Offers In The  
Region Of £465,000**

**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.

- Exceptional Detached Family Home
- Three Spacious Reception Rooms
- Beautiful Newly Fitted Open Plan Kitchen/ Dining Room
- Four Double Bedrooms, Master Ensuite
- Ground floor Bathroom and First Floor Shower Room
- Additional Sun room
- Utility Room
- Integral Garage
- Extensive Garden
- Large Gated Driveway With Ample Parking Space

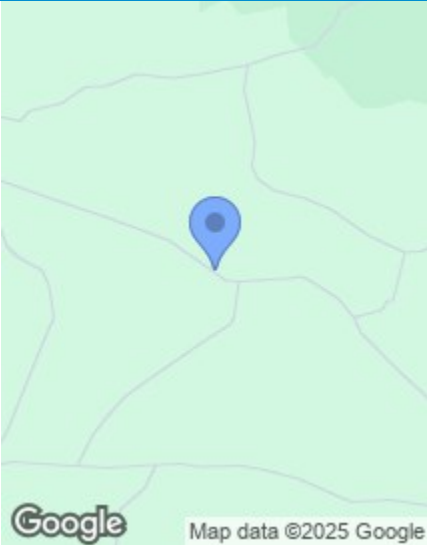
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





# 138a Lackan Road

Ballyward, BT31 9RX



### Directions

The property is approximately 12 miles from Banbridge & 5 miles from Castlewellan- From Banbridge head towards Castlewellan and turn right at Katesbridge onto Ballyrone Road, turn right onto Dromara Road 0.6 miles along turn left onto Lackan Road and 138a is 3 miles along on the left hand side. From Castlewellan head towards Kilcoo for 2.4 miles and turn right onto

Set in a truly enviable location within an Area of Outstanding Natural Beauty, this impressive detached chalet-style bungalow offers exceptional space, stylish living, and sweeping views across unspoilt countryside towards the Mourne Mountains. Whether you're searching for a tranquil family home or a luxurious rural retreat, this property blends charm, comfort, and flexibility in equal measure.

Built in 2018 and spanning over an impressive 3,000 square feet, this property offers a wealth of flexible accommodation, making it perfect for families or those seeking ample space. The property boasts four spacious first floor bedrooms, including a primary suite. This suite features a dressing area and an ensuite shower room

The heart of the home is undoubtedly the Luxury kitchen, designed for open-plan living. This space flows seamlessly into a sunroom, which invites natural light and provides a delightful view of the garden, perfect for entertaining or relaxing. The ground floor also features a convenient study or bedroom, along with a well-appointed downstairs bathroom.

An integral garage provides secure storage and parking, while also offering ample space to create a dedicated home office, studio or hobby area — perfect for remote working or a home-based business.

This house is not just a house; it is a home that promises comfort, style, and a lifestyle of ease.

### GROUND FLOOR

Upon entering the property you are welcomed by a spacious reception hall that sets the tone for the rest of the home. Leading from the hall is a bright inviting sitting room, complete with stove, perfect for cosy evenings. The heart of the home is a recently fitted luxury kitchen, which seamlessly flows into an open plan living and dining area, ideal for both family life and entertaining. Off the kitchen a sunroom offers additional space to relax and enjoy the garden throughout the year. A well equipped utility room provides convenient access to the integral garage. Completing the ground floor is a versatile study which can also serve as a fifth bedroom while a stylish family bathroom adds further practicality.

### FIRST FLOOR

The first floor comprises four double bedrooms & shower room, the spacious master bedroom benefits from a dressing area & ensuite.

### OUTSIDE

The property is approached by a stoned driveway with ample parking areas to front and side. There is an extensive garden area to front with natural hedging and trees and a lovely view over the countryside and a spacious area to rear ideal for a patio area with shrubbery.

### CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - 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@ritchiemclean.co.uk

