



## 11 Robin Hill

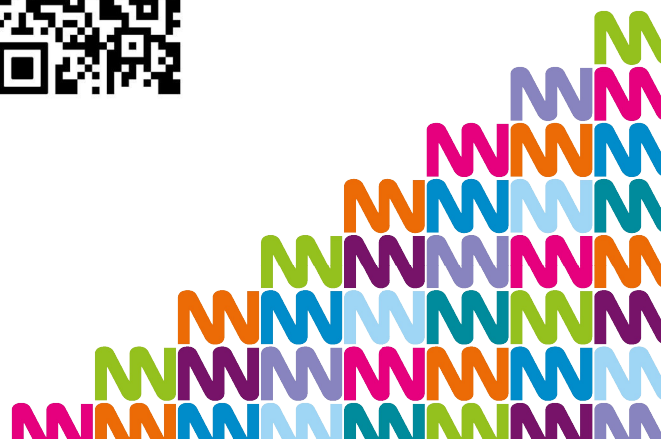
Dundrum  
BT33 0NU

Offers In The Region  
Of £350,000

- Detached Family Home
- Flexible Accommodation
- Four Double Bedrooms, Two on Ground Floor
- Lounge with Open Fire
- Family Room, Living Room & Dining Area
- Kitchen & Utility Room
- Extensive Gardens, Entertaining Area & Garage
- Oil Fired Central Heating
- Highly Desirable Location
- Must Be Viewed To Be Appreciated



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		







This substantial family home is situated on an expansive site at the edge of Dundrum, only 3 miles from Newcastle, offering a tranquil residential setting with convenient access to local amenities.

The property features adaptable accommodation, including multiple reception rooms and spacious bedrooms, allowing for flexible living arrangements to suit various family needs.

Set on a generous plot, the home is complemented by well maintained gardens and ample parking, enhancing its appeal as a comfortable and versatile residence.

### ACCOMMODATION

The ground floor comprises double aspect lounge with open fire, family room, kitchen, living/dining room with multi fuel stove, family bathroom and two double bedrooms, one with built in robes. The first floor boasts a further two double bedrooms, one with en-suite.

### OUTSIDE

The extensive, private and very well manicured gardens and paved patio area are perfect for relaxing or entertaining. The site is further enhanced with a detached garage, tarmac driveway and ample off-road parking.

### MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email [donnan@ritchiemclean.co.uk](mailto:donnan@ritchiemclean.co.uk)  
Donnan is based in our Downpatrick branch.

### ENQUIRIES TO

Edel Curran:  
[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com) or 07703 612 257



For any enquiry relating to this property, please contact

**Edel Curran**

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07703 612 257

### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

### Downpatrick Branch

15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

### General Enquiries

[downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)



11 Robin Hill, Dundrum, Newcastle

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.

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Estate Agents

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