



76 Commons Road
Ballykinler
BT30 8DG

**Offers In The Region Of
£350,000**

- Detached Family Home & Annex
- Flexible Accommodation
- Four Double Bedrooms, Principle En-Suite
- Two Reception Rooms
- Kitchen with Dining Space
- Separate Ground Floor Annex
- Annex Living Room
- Annex Two Double Bedrooms
- Easily Maintained Outdoor Areas
- 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	68	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Nestled just two miles from the award-winning Tyrella Beach, this delightful detached home offers a tranquil setting with convenient access to local amenities.

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

Its proximity to the pristine sands and clear waters of Tyrella Beach makes it an idyllic retreat for beach lovers and nature enthusiasts alike, providing a serene escape with all the comforts of modern living, with Belfast just approx 30 miles away, and Downpatrick or Newcastle approx 8 miles away, as well as a short drive from Castlewellan & Tollymore Forest Parks.

ACCOMMODATION

The ground floor comprises lounge, family room, kitchen with dining space, utility room, wet room, while the off the first floor gallery landing are four double bedrooms including principle en-suite and the family bathroom. The property is further enhanced with a separate entrance to the ground floor annex, comprising two double bedrooms, living room, bathroom, kitchen and utility area.

OUTSIDE

The easily maintained outdoor areas over ample off road parking and rear entertaining areas.

MORTGAGE ADVICE

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

ENQUIRIES TO

Edel Curran:
edel@quinnestateagents.com or 07703 612 257



For any enquiry relating to this property, please contact

Edel Curran

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General Enquiries

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76 Commons Road, Ballykinlar, Downpatrick

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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