



**79 Ballyhornan Road**  
Ballyalton, Downpatrick  
BT30 7AB

**Offers In The Region Of  
£165,000**

- Detached Bungalow
- Three Bedrooms
- Lounge with Open Fire
- Kitchen & Dining Area
- Oil Fired Central Heating
- Detached Garage
- Extensive Gardens
- Ample Off Road Parking
- Chain Free Sale
- Highly Sought After Location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	42
(1-20) G		
Not energy efficient - higher running costs		





This bungalow is set on an extensive site approximately 2 miles outside Downpatrick, offering a unique opportunity for those seeking a project to restore and modernise much loved family home.

While the property requires renovation, it boasts a generous layout that can be transformed into a comfortable family home. The expansive grounds and detached garage provide ample space for potential extensions or landscaping, subject to planning permissions.

Its tranquil rural setting, combined with proximity to the picturesque coastal villages of Ardglass and Ballyhorman, makes it an appealing prospect for buyers looking to invest in a property with huge potential.

#### ACCOMMODATION

The accommodation comprises entrance porch leading to the living room with open fire, kitchen and dining area, bathroom and three double bedrooms.

#### OUTSIDE

The gated site leads to the detached garage, offers ample parking and extensive lawns, with further storage at the top of the garden.

#### 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)



79 Ballyhorman Road, 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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Estate Agents

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