



**24 Ballynahinch Road**  
Dromara  
BT25 2BS

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

- Elevated Site with Undisturbed Views
- Four Bed Detached Home
- Two Reception Rooms
- Open Plan Kitchen/Dining
- Separate Utility Area with WC
- Oil Fired Central Heating
- Detached Garage
- Accessed by Private Driveway
- EPC 61/D
- Viewing by Appointment Only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Situated on Ballynahinch Road, this charming bungalow offers a unique opportunity for those seeking a tranquil lifestyle while remaining close to local amenities. Situated on the outskirts of Dromara Village, this property is perfectly positioned

One of the standout features of this property is its beautiful garden, which offers a serene outdoor space for gardening enthusiasts or those simply wishing to enjoy the fresh air. The surrounding area is known for its scenic beauty, making it a delightful retreat from the hustle and bustle of everyday life.

This bungalow is not just a home; it is a lifestyle choice that combines comfort with the charm of village living. Whether you are looking to settle down with family or seeking a peaceful haven, this property on Ballynahinch Road is certainly worth considering. With its blend of spacious interiors and a lovely garden, it presents a wonderful opportunity.

### Accommodation

The property comprises, entrance hall with porch, family room and living room both with open fires and located to the front of the property benefiting from undisturbed views. Kitchen with a range of high and low level units, integrated oven, gas hob and access to the utility area with WC and cloakroom. Leading back in to the hallway there are four sizable bedrooms, two benefiting from built in storage, bathroom with separate shower and linen closet.

### Outside

The bungalow is set within an extensive garden, adorned with mature plants. Accessed via a private tarmac driveway, the property boasts a sense of privacy and tranquillity, making it a perfect retreat. Additionally, a detached garage with a roller door offers practical storage solutions and secure parking.

One of the standout features of this property is its prime location. Situated approx. 7 miles from the Sprucefield Roundabout, it is ideally positioned for those who commute, providing easy access to major road networks.

### Mortgage Advice

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McLean from Ritchie & McLean Mortgage Solutions on 07731435310 or email Laura on laura@ritchieclean.co.uk

### Contact

To book a viewing please contact Carrie on 02897564400/07803626095 or email - ballynahinch@quinnestateagents.com



For any enquiry relating to this property, please contact

**Carrie Mackin**

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07803626095

### Ballynahinch Branch

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Ballynahinch BT24 8AB  
**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

ballynahinch@quinnestateagents.com



24 Ballynahinch Road, Dromara

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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