

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

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For any enquiry relating to this property, please contact

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6 Tullybeg Fort
Ballynahinch
BT24 8LW

Offers In The Region Of
£375,000

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.

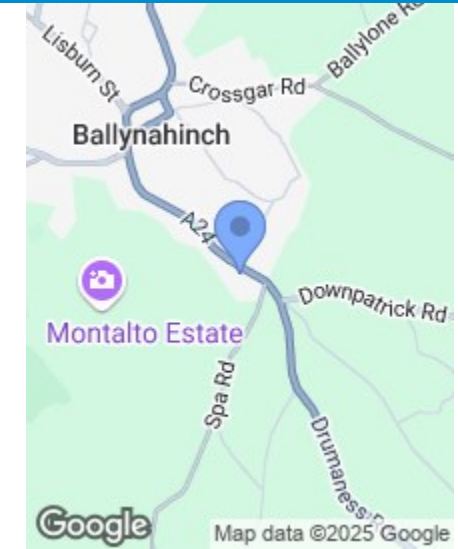
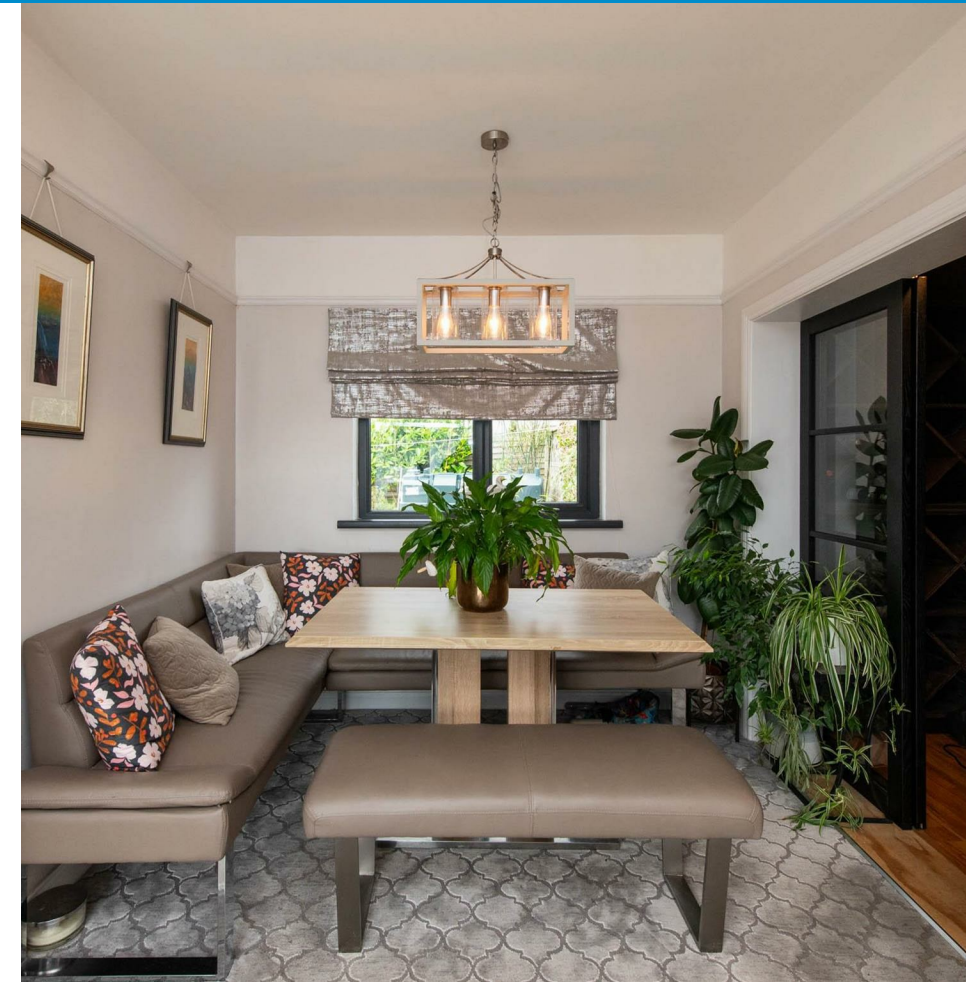
- Detached Bungalow
- Recently Refurbished Throughout
- Three Bedrooms
- Master to include Walk in Wardrobe & Ensuite
- Spacious Lounge with featured Stove & Elm Wood Floor
- Open Plan Kitchen Living Dining Area
- Separate Utility Room
- Detached Garage with adjoining WC
- Oil Fired Central Heating
- EPC 72/C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



6 Tullybeg Fort

Ballynahinch, BT24 8LW



Directions

From Ballynahinch Town Centre from Main Street take a slight right onto Harmony Way/A24 Continue to follow A24, At the roundabout, take the 1st exit onto Church St/A24 for 0.6 miles ,Turning right onto Tullybeg Fort

This recently renovated three-bedroom bungalow offers a perfect blend of modern comfort and serene living. This property is ideal for both relaxation and entertaining. The elevated site provides undisturbed views to the front, allowing you to enjoy the beauty of the surrounding landscape. The interior of the bungalow is thoughtfully designed, featuring elegant Elmwood flooring and exquisite David Scott tiling in both the main bathroom and ensuite. The inclusion of inset stoves in both living areas adds a touch of warmth and character, making it a delightful space to unwind. For those who appreciate a touch of luxury, the property boasts a wine room, perfect for storing your finest selections.

The private rear courtyard garden offers a tranquil retreat, ideal for enjoying sunny afternoons or hosting gatherings with friends and family. Additional features include a detached garage with an adjoining WC, providing convenience and extra storage space. The property benefits from solar photovoltaics, contributing to energy efficiency and sustainability.

This chain-free sale means you can move in without delay, making it an excellent opportunity for those looking to settle in a welcoming community. With its prime location within walking distance of the town, this bungalow is not just a home; it is a lifestyle choice. Don't miss the chance to make this beautiful property your own.

Accommodation

The property comprises bright entrance hall, spacious lounge with featured Elm wood flooring, Inset woodburning stove and picture window over the surrounding landscape. Open Plan Kitchen/Living Dining Area with Inset woodburning stove, offering access to the wine room, utility room and garden. The kitchen benefits from an island with gas top stove and flush fit ceiling extractor fan, integrated fridge freezer, dishwasher and double oven. Leading back into the hallway you have a cloakroom, Two Double bedrooms and the Primary suite that offers a walk in wardrobe and ensuite shower room. The second floor can be accessed by the loft ladder which is floored with Velux window offering space for adaptable use.

Outside

The front garden is a standout feature, boasting an international size pétanque court, one of only potentially two in Ireland, providing an excellent opportunity for outdoor entertainment and recreation. The landscaped gardens create a picturesque setting. Accessed via a private lane, this property ensures a sense of privacy and seclusion. The rear courtyard is equally impressive, featuring a detached garage complete with a WC. A versatile space that can be transformed to suit your needs, whether you envision an outdoor kitchen, a sauna, or a bar area for entertaining guests.

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 your private viewing please contact Carrie on 02897564400/07803626095 or email - ballynahinch@quinnestateagents.com

