



Ballynahinch Branch

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Downpatrick Branch

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General Enquiries

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For any enquiry relating to this property, please contact

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**34 Mullaghdrin Road East
Dromara
BT25 2AQ**

**Offers In The Region Of
£295,000**

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.

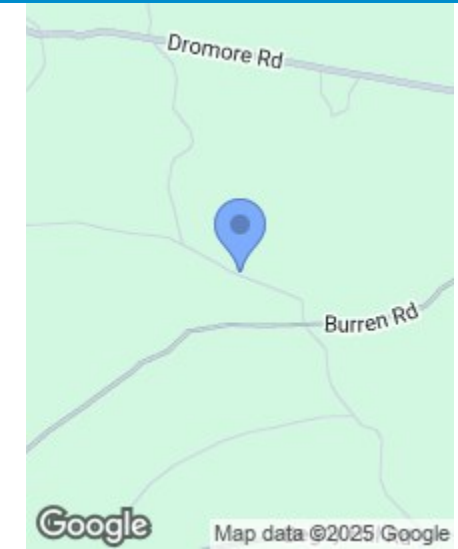
- Exceptional Country Residence
- Four Comfortably Sized Bedrooms
- Living Room with Gable End Apex Windows
- Charming Country Kitchen with Belfast Sink
- Separate Utility with Shower Room
- Family Bathroom with Jacuzzi Bath
- Detached Garage with Planning Permission for an Annex
- Oil Fired Central Heating
- Paddock Extending Approx 1/2 Acre Included
- Eddi Solar System

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			
(1-20) G			
Not energy efficient - higher running costs			
		82	55



34 Mullaghdrin Road East

Dromara, BT25 2AQ



Directions

From Hillsborough Village - Head north-east on Ballynahinch St, Turning right onto Ballynahinch Rd for approx. 1.2 miles Turn right onto Edenticullo Rd for approx.. 1.3 mile's, Turn left onto Dromara Rd for approx. 2.4 miles. Turn left onto Ballynahinch Rd/B2 for approx. 1.3 miles then turn right onto Mullaghdrin Rd, Turn left onto Mullaghdrin Rd East

This charming detached bungalow offers a delightful blend of traditional character and modern comfort. Originally built around 1812, the property has been thoughtfully extended in recent years, providing ample space for family living. Spanning approximately 1,065 square feet, the bungalow features two inviting reception rooms, perfect for entertaining or relaxing.

With four well-proportioned bedrooms and two bathrooms, this home is ideal for families seeking both space and convenience. The property exudes a warm country charm, enhanced by its stunning undisturbed views over Slieve Croob and the rolling countryside, making it a serene retreat from the hustle and bustle of everyday life.

For those seeking a touch of rural living, the property includes a small paddock, allowing for various possibilities, whether it be for pets or small livestock. This delightful bungalow is ready for you to move in and enjoy the tranquil lifestyle that country living has to offer.

Accommodation

This home comprises spacious through living room with featured stove, pitched ceiling and gable end Apex windows, kitchen with a range of low level units, recess for freestanding cooker, extractor fan, Belfast sink and Rayburn central heating stove offering the ultimate flexibility and controllability for all your heating/hot water and cooking needs, utility room with recess for three appliances and stainless steel sink. Leading back into the inner hallway you can access four bedrooms, cloak room and bathroom with jacuzzi bath.

Outside

Outside, the property boasts a wrap-around garden, complete with a patio that invites al fresco dining. A detached garage provides practical storage solutions and the opportunity of an Annex (planning permission granted), while the green houses, allotment area and mature fruit trees offers the opportunity for gardening enthusiasts to cultivate their own produce. Additionally, to be included in the sale is the featured BBQ cabin that is perfect for all year round gatherings and entertaining.

Mortgage Advice

If you require financial advice to buy this property, we are more than happy to recommend Laura Mclean from Ritchie & Mclean Mortgage Solutions. Laura can be contacted on 07731435310

Contact

For more information or to schedule your own private appointment to see this property, please call Carrie on 02897564400 today or email all enquiries to ballynahinch@quinnestateagents.com

