



### **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**

banbridge@quinnestateagents.com



For any enquiry relating to this property, please contact

**Leanne Glover**

leanne@quinnestateagents.com  
07703612260



**4a Moybrick Road**  
Dromara  
BT25 2BW

**Offers In The**  
**Region Of £139,950**

### **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.

- Modern Mid Terrace Home
- Three First Floor Bedrooms, Master ensuite
- Contemporary Kitchen with Dining Area
- Ground Floor W.C
- Spacious Lounge with Open Fire
- First Floor Bathroom with Four Piece Suite
- Off Street Parking To Rear
- Full Enclosed & Well Maintained Rear Garden
- Oil Fired Central Heating
- Chain Free Sale

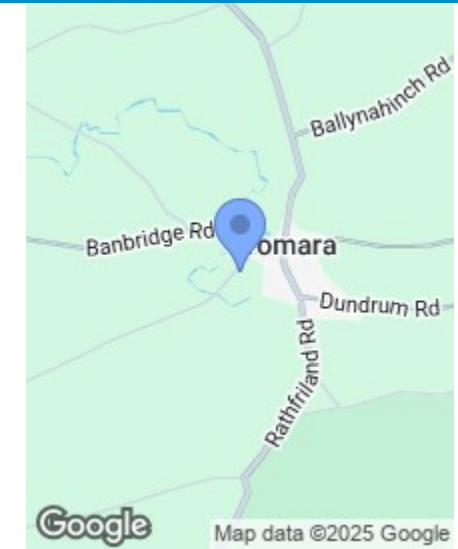
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





# 4a Moybrick Road

Dromara, BT25 2BW



Directions

Nestled in the charming village of Dromara, this delightful terraced house at 4a Moybrick Road offers a perfect blend of comfort and convenience. Spanning approximately 900 square feet, the property features a well-designed layout that includes a welcoming reception room, ideal for both relaxation and entertaining guests.

The house boasts three bedrooms, providing ample space for families or those seeking a home office. With two bathrooms, morning routines are made easy, ensuring that everyone has their own space to prepare for the day ahead.

One of the standout features of this property is the parking provision for two vehicles, a rare find in terraced homes, making it a practical choice for busy households. The location in Dromara offers a peaceful setting while still being within easy reach of local amenities and transport links, making it an ideal spot for those who appreciate both tranquillity and accessibility.

This property presents an excellent opportunity for first-time buyers or families looking to settle in a friendly community. With its appealing features and convenient location, 4a Moybrick Road is a must-see for anyone in search of a new home.

## GROUND FLOOR

Entrance hallway with wood flooring leading into spacious lounge continuing with same wooden flooring throughout, storage cupboard under stairs & open fire with double French doors opening up into Kitchen. The modern fitted Kitchen comprises integrated Fridge Freezer, integrated Hob & Oven with tiled flooring throughout including dining area with ground floor W.C off Kitchen also.

## FIRST FLOOR

Stairs to first floor landing with carpet laid. Bedroom one with carpet laid, built in overhead storage & side tables. Ensuite comprising W.C, wash hand basin and fully tiled shower cubicle. Bedroom two with rear view aspect and carpet laid. Bedroom three, single bedroom again with carpet. Family Bathroom fitted with wash hand basin, W.C, double shower enclosure and bath.

## OUTSIDE

Small enclosed front yard. To rear you have off road parking leading to a fully enclosed garden with paved patio area and grass lawn, also a south facing garden for the pending Summer months.

## MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you can email [laura.mcgeown@ritchieclean.co.uk](mailto:laura.mcgeown@ritchieclean.co.uk)

## CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - [banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)

## Ground Floor



## First Floor

