



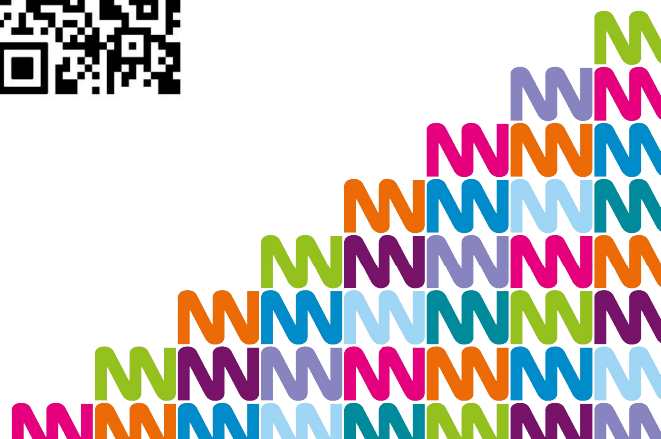
**28 Clanmaghery Road**  
 Tyrella, Downpatrick  
 BT30 8SU

**Offers In The Region Of**  
**£295,000**

- Detached Beach Bungalow
- Lounge with Stove
- Open Plan Kitchen & Dining Area
- Utility Room
- Three Double Bedrooms, including Principle Suite
- Family Bathroom & Storage Area
- Oil Fired Central Heating
- Undisturbed Coastal & Mountain Views
- Enclosed Garden & Paved Entertaining Area
- Must View Home



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





This detached bungalow is set on the edge of the Blue Flag awarded Tyrella Beach, offering panoramic sea views and direct beach access.

Ideally located approximately 5 miles from Downpatrick and 10 miles from Newcastle, it combines coastal tranquillity with convenient access to nearby towns.

The property boasts a bright, airy interior and a peaceful setting, making it a perfect retreat or family home by the sea and will surely appeal to those seeking a property with nothing to do but move in and enjoy!

#### ACCOMMODATION

The bungalow comprises three double bedrooms, including principle bedroom suite, with dressing room and en-suite shower room, family bathroom with stand alone shower, open plan kitchen and dining room, utility room and lounge with stove.

#### OUTSIDE

Approached by private laneway to pillared entrance and off road parking, integral garage, easily maintained lawn, paved entertaining area with undisturbed coastal views.

#### 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**

[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com)  
 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)



28 Clanmaghera Road, Tyrella, 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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