

## 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

ballynahinch@quinnestateagents.com



For any enquiry relating to  
this property, please contact

Carrie Mackin

carrie@quinnestateagents.com  
07803626095



81 Drumaness Road  
Ballynahinch  
BT24 8LT

Offers Over £289,950

### 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.

- Detached Bungalow
- Three Bedrooms
- Beautifully Presented
- Sunroom
- Double Garage/ Workshop with Utility Area & WC
- Extensive Landscaped Gardens
- Enclosed Rear Parking
- To include land approx. 1 acre
- Solar PV Panels
- EPC 86/B

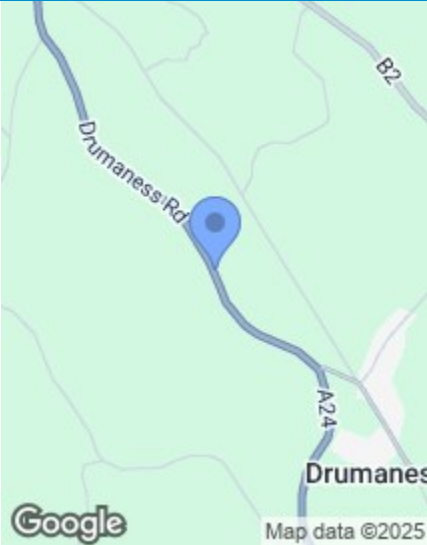
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





# 81 Drumaness Road

Ballynahinch, BT24 8LT



### Directions

Head east on Lisburn St/A49 towards Main St/A2 Merge onto Main St/A24 Slight right onto Harmony Way/A24 Continue to follow A24 for 0.3 miles At the roundabout, take the 1st exit onto Church St/A24 Continue to follow A24 for approx. 2 miles, 81 Drumaness Road will be on the right.

Situated in the heart of County Down, this bungalow enjoys undisturbed views to the rear, providing a picturesque backdrop to your daily life. With its combination of modern amenities and stunning outdoor spaces, this property is a rare find and is sure to appeal to those looking for a tranquil yet stylish living environment

As you step inside, you will be greeted by a beautifully presented interior that exudes warmth and style. The layout allows for both relaxation and entertaining, ensuring that every corner of this home is utilised to its fullest potential.

The beautifully landscaped gardens are a true delight, offering a serene outdoor space complete with a covered seating area, a charming bar, and a tranquil pond. For those seeking a moment of peace, the Zen garden-inspired design at the edge of the property features calming plants and a gravel area, perfect for quiet reflection.

This property is a rare find and is sure to appeal to those looking for a tranquil yet stylish living environment. Don't miss the opportunity to make this beautiful bungalow your new home.

### Accommodation

The property comprises, front porch, through living with multi fuel stove and adjoining bedroom, inner hallway with spacious storage cupboard/pantry, primary bedroom with built in storage, kitchen with a range of high and low level units and recess for dishwasher and free standing cooker, dining room, sunroom with double doors, leading back into the kitchen through the inner hallway to the bathroom and the third bedroom.

### Outside

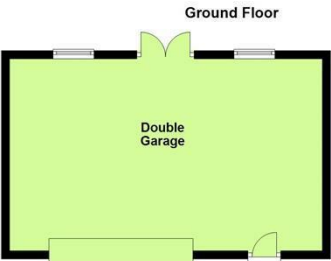
One of the standout features of this property is its extensive garden. Additionally, the property includes a detached double garage, which comes equipped with a basement, utility area, and a convenient WC. This versatile space can be used for storage, hobbies, or even as a workshop. There is also an adjoining field which is approx. one acre. Bus stop located nearby for convenient access to Belfast and Newcastle.

### 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](mailto:ballynahinch@quinnestateagents.com)



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