

**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**

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07803626095



**82 Ballynahinch Road  
Dromore  
BT25 1DX**

**Offers In The Region Of  
£539,950**

**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 Country Home
- Beautifully Presented Throughout
- Undisturbed Country Views
- Four Bedrooms, Two Ensuite
- Master also to Include Dressing Room
- Three Reception Rooms
- Open Plan Kitchen/Dining
- Flexible Accommodation to the Lower Ground Floor
- Large Detached Garage with Home Office, WC and Games Room
- Extension Rear Garden with Patio

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		
	68	74





# 82 Ballynahinch Road

Dromore, BT25 1DX



### Directions

Head east on Lisburn St/A49 towards Main St/A24 Merge onto Main St/A24 Slight right onto Harmony Way/A24 Continue to follow A24 At the roundabout, take the 2nd exit onto Dromore St/B7 Continue to follow Dromore St for approx. 4.1 miles Continue onto Ballynahinch Rd/B2 82 Ballynahinch Road will be on the left

Located on the Ballynahinch Road this stunning detached house offers a perfect blend of modern living and flexible accommodation. The property is move-in ready and boasts an impressive layout that caters to a variety of lifestyles.

The heart of the home is undoubtedly the well-appointed kitchen/dining area, which opens onto an extensive rear garden and offers access to the lower ground floor. The lower ground floor presents a unique opportunity, currently set up as a home gym, but it could easily be transformed into additional living space, home cinema or workspace, catering to your personal needs. Furthermore, the large detached garage is a fantastic addition, complete with a WC, a home office and games room, providing even more versatility to this remarkable property.

Every aspect of this home has been meticulously designed to enhance both indoor and outdoor living, making it a perfect choice for those seeking a harmonious lifestyle in a beautiful setting. This property truly represents a rare opportunity to acquire a well-appointed family home in a desirable location.

### Accommodation

The property comprises bright and spacious entrance hall with access to the lounge with multi fuel stove and family room and WC. Leading through to the open plan kitchen/dining area with a range off high and low level units with featured centre island. The kitchen has an integrated double oven, coffee machine, dishwasher, gas top stove with suspended cooker hood. The kitchen offers access to the sunroom, lower ground floor, utility room and access to the garden. The lower ground floor is accessed by an inner staircase with through hallway/boot room to what is currently set up as a luxury home gym. The first floor offers four generously sized bedrooms, two of which are En-suite and linen closet. The master bedroom is particularly noteworthy, as it includes a dressing room, adding a touch of luxury to your daily routine.

### Outside

The property is accessed through a pillared entrance with tarmac drive. There are extensive gardens to the rear, a true delight, featuring a lovely patio that basks in sunlight throughout the day, making it an ideal spot for al fresco dining or simply enjoying the serene surroundings. The large detached garage offers home office, WC and spacious games room on the first floor. The property is ideally located to neighbouring towns/villages and for those commuting to Dublin/Belfast and further afield.

### 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)

