

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

49-51 Market Street
Downpatrick BT30 6LP
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

sales@quinnestateagents.com



For any enquiry relating to this property, please contact

Leanne Glover

leanne@quinnestateagents.com
07703612260



125 & 125A Ballyward Road
Castlewellan
BT31 9PS

Offers In The
Region Of £250,000

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.

- Detached Three Bedroom Bungalow with Detached Garage & Outbuilding
- Detached Bungalow approx 1150 Sq Ft
- Detached Garage with Electric Door, Approx 330 sq ft
- Outbuilding with Store Room, Approx 1000 Sq Ft
- Panoramic Countryside Views
- Bungalow with PVC Double Glazing
- Oil Fired Central Heating
- EPC - E 40
- Chain Free Sale
- Viewing Strictly By Appointment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



125 & 125A Ballyward Road

Castlewellan, BT31 9PS



Directions

Half way between Castlewellan & Banbridge, just before the Moneyslane cross Roads on the right hand side.

A fantastic opportunity to live overlooking the Mourne Area of outstanding natural beauty, with unrivalled, uninhibited views through Slievenaboley, Slievebeg and the entire Mourne Mountain Range across to Hilltown, Rathfriland & surrounding countryside. This property has the potential to be someone's forever home with a bit of renovation and I imagine it to be the perfect rural setting to appreciate the views. Call now to schedule a viewing.

ACCOMMODATION

The bungalow has three decently sized bedrooms, bathroom, spacious lounge with open fire and a generous open plan kitchen/dining space. Pvc Double glazing and oil fired central heating. Property run from septic tank located within the property boundary.

OUTBUILDING

Detached outbuilding with double glazing and additional store room attached with access to the detached garage. The outbuilding was a shop and Sub Post Office in its day.

OUTSIDE

This listing sits on approx 0.5 Acre site total. Approached via private lane

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Ritchie & McLean Mortgage Solutions on 028 9756 8541 alternatively email donnan@ritchiemclean.co.uk or laura@ritchiemclean.co.uk

CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - sales@quinnestateagents.com

