



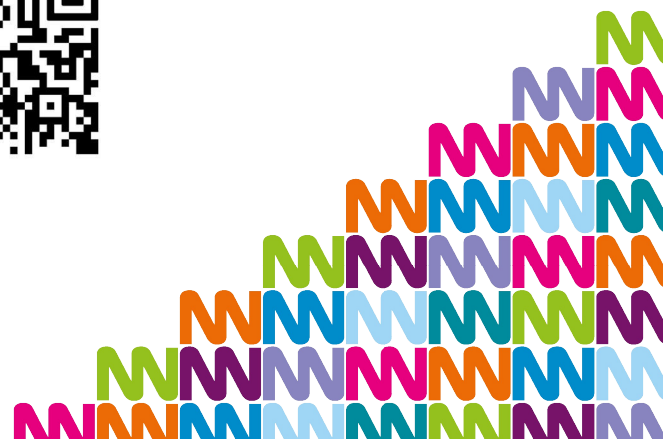
17 Cumber Drive
 Drumaness
 BT24 8RD

**Offers In The Region
 Of £130,000**

- Convenient Location
- Chain Free
- Semi Detached Bungalow
- Two Bedrooms
- Kitchen With Separate Utility Area
- Shower Room
- Off Road Parking
- Enclosed Rear Garden
- Oil Fired Central Heating
- Viewing by Appointment Only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





This beautifully appointed two bed semi detached bungalow is situated in a lovely position within the Cumber Drive development. The property is within walking distance of Drumaness Village, schools, local amenities and facilities.

Outside, mature gardens sweep around the property with a small patio area to the rear complete with garden shed. Tarmac and paved driveway to the side.

ACCOMODATION

The accommodation comprises a bright entrance hall with storage and linen closet, lounge with open fire, kitchen with a range of low and high level units with integrated hob, oven and fridge, leading to a small hall being utilised as a utility space with access to the side of the property. Two bedrooms with built in wardrobes and a tiled shower room to include enclosed shower cubicle, wash hand basin and WC.

LOCATION

Situated in a lovely position within the Cumber Drive development, this home is close to nearby shops, schools and local amenities. Drumaness offers nearby transport routes to schools and is within easy commuter access routes.

CONTACT

If you require a viewing please get in contact via phone Carrie on 02897564400/07803626095 or email - sales@quinnestateagents.com

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McLean from Ritchie & McLean Mortgage Solutions on 07731435310 or email Laura on laura@ritchiemclean.co.uk



For any enquiry relating to this property, please contact

Carrie Mackin

carrie@quinnestateagents.com
07803626095

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



17 Cumber Drive, Drumaness

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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