



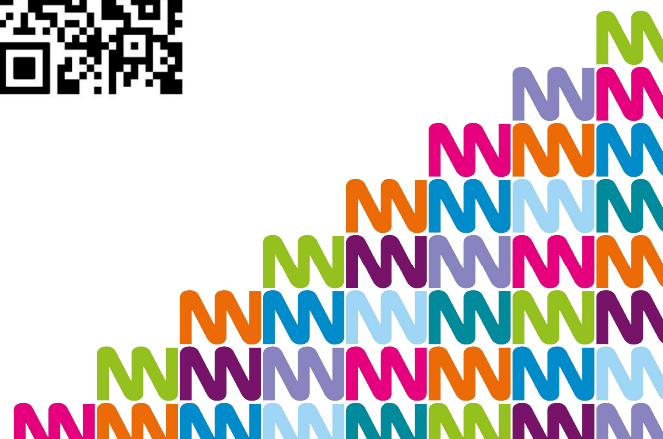
12 Clanmaghery Grove
 Ballykinler
 BT30 8EX

**Offers In The Region
 Of £159,950**

- Semi Detached Family Home
- Lounge
- Open Plan Kitchen & Dining Area
- Ground Floor WC
- Three Bedrooms, Master En-Suite
- Substantial Enclosed Rear Garden
- Constructed 2022
- Chain Free Sale
- EPC 85
- Viewing Highly Recommended



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Nestled in a quiet cul de sac in Ballykinler, approximately 8-9 miles from Downpatrick and Newcastle respectively, this charming semi-detached three bedroom home, constructed in 2022, epitomizes modern living at its finest.

Boasting contemporary design elements, this property offers a seamless blend of comfort and functionality. With its spacious layout, the home provides ample room for family gatherings and personal relaxation.

However, the true gem lies beyond its walls, as a generously sized rear garden beckons.

ACCOMMODATION

The ground floor comprises living area, ground floor WC, open plan fitted kitchen and dining area with patio doors to the rear garden. The first floor boasts the family bathroom, three bedrooms including master with en-suite.

OUTSIDE

Externally the property is enhanced with ample off road parking, and extensive, tranquil private garden to the rear.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email Donnan on donnan@ritchiemclean.co.uk Donnan is based in our Downpatrick branch.

CONTACT US

To organise your viewing, please contact Edel on 07703 612 257 or edel@quinnestateagents.com



For any enquiry relating to this property, please contact

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Downpatrick Branch

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General Enquiries

sales@quinnestateagents.com



12 Clanmaghery Grove, Ballykinler

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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