



Ballynahinch Branch

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General Enquiries

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For any enquiry relating to this property, please contact

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**80 Aughnaskeagh Road
Dromara
BT25 2DA**

**Offers In The
Region Of £375,000**

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.

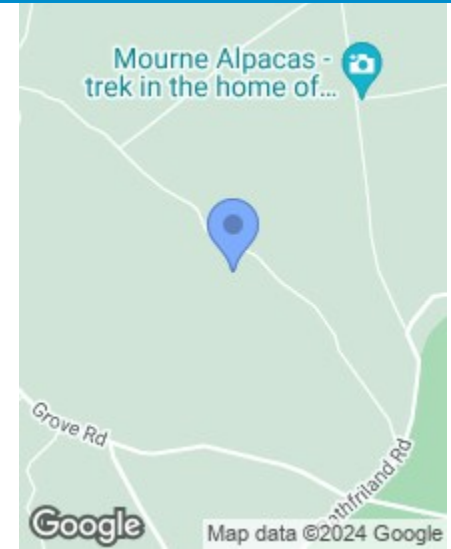
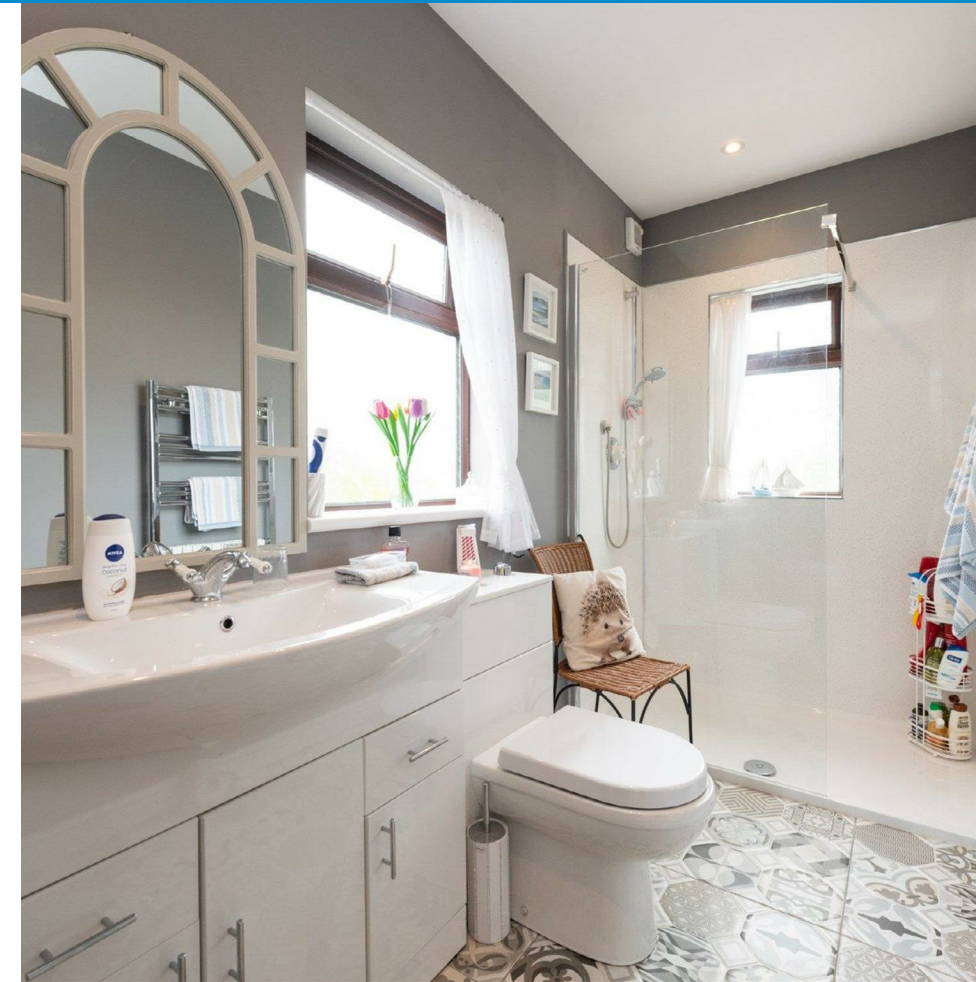
- Rural Detached Bungalow
- Four Double Bedrooms, Two with Ensuites
- Large Lounge with Open Fire
- Open Plan Kitchen/Dining/ Living Area
- Separate Utility Room with W.C
- Stylish Family Bathroom
- 0.7 Acres Total Plot
- 2200 St Ft Property
- Move In Ready
- Viewing By Appointment Only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



80 Aughnaskeagh Road

Dromara, BT25 2DA



[Directions](#)

Situated on a large site the property must be viewed to fully appreciate all that it has to offer. Benefiting from spectacular views over the surrounding countryside, the well thought out adaptable accommodation is perfect for a growing family. The property comprises living room, kitchen with dining and living area, utility room, four bedrooms, two with ensuite and a family bathroom. Outside the family home benefits from the gated entrance leading to well maintained lawns with exceptional hedging and mature shrubs. The driveway is tarmac with grass lawns either side leading to a concrete yard to the rear with a further spacious grass lawn.

ACCOMODATION

Grand entrance hall with hard wood flooring and striking cornicing detail. Spacious lounge with wooden flooring, open fire, TV point and large bay window. Huge open plan room with tiled floor, coffered ceiling with recessed lighting to the outside and additional central lighting. Open fire in living area with TV point. Dining space in the middle of the room leading to the the stunning kitchen fitted with a range of high and low level units, recesses for dishwasher, fridge freezer and a double gas range cooker with extractor overhead. Utility room with tiled floor and fitted with high and low level units, stainless steel sink unit with space for washing machine and dryer. Bathroom with tiled floor with half tiled walls and fitted with a fabulous roll top free standing bath, W.C and wash hand basin. Bedroom one with hard wood floor & ensuite fitted with double shower, W.C, large wash hand basin with vanity unit and recessed lighting.

OUTSIDE

Sitting on 0.7 Acres total this level site benefits from the front and back lawns both very well maintained to the tarmac driveway leading to the concrete rear yard accessing the garage to the rear. Fully enclosed site with immaculately maintained hedging and shrubbery. Integral garage 17'5" x 11'4"

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you can email laura.mcgeown@ritchiemclean.co.uk

CONTACT

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

