



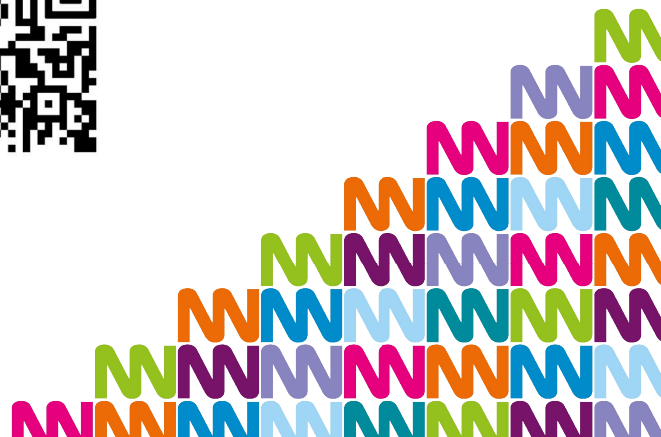
117 Ballagh Road
Newcastle
BT33 0LA

**Offers In The Region Of
£365,000**

- Detached Family Home with Sea Views
- Four Double Bedrooms
- Double Aspect Living Room with Open Fire
- Open Plan Kitchen & Dining Area
- Ground Floor Bathroom
- Detached Garage & Separate Outbuilding
- Ample Off Road Parking
- Gardens and Enclosed Patio & Decking Area
- Oil Fired Central Heating
- 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 | 58 | 58 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |





With spectacular views across the Irish Sea, this detached home is a welcomed and unique addition to the thriving property market.

Located on a spacious site, approximately 3 miles outside Newcastle on the main A2 towards Annalong and boasting superb internal accommodation, along with detached garage and extensive outbuilding to the rear of the property, this home will appeal to a variety of purchasers.

For further details or to arrange a private viewing, contact Edel Curran in our Downpatrick branch.

ACCOMMODATION

With four double bedrooms, two on ground floor and two on the first floor, and flexible living spaces in the downstairs, you will not be short on space in this forever family home.

OUTSIDE

Along with spectacular views from the front of this home, it also offers ample off road parking, detached garage, mature gardens, entertaining patio and garden house. The property is further enhanced with a large workshop which could be easily adapted to suit a variety of needs.

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

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



For any enquiry relating to this property, please contact

Edel Curran

edel@quinnestateagents.com
07703 612 257

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



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.

QUINN
Estate Agents

quinnestateagents.com