



### **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



**71 Tullinisky Road  
Dromara  
BT25 2PD**

**Offers In The  
Region Of £270,000**

### **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.

- Countryside Detached Bungalow
- Three Bedrooms
- Large Lounge with Dining Area
- Four Piece Bathroom Suite
- Separate W.C
- Integrated Double Garage
- Generous Garden and Driveway
- EPC - 62
- Oil Fired Heating
- Approx 0.3 Acres Total With Outbuilding Included

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



# 71 Tullinisky Road

Dromara, BT25 2PD



### Directions

No 71 Tullinisky Road is situated approx 0.4 miles from the Gall Bog/Banbridge Road Crossroads.

Nestled in the charming village of Dromara, this delightful detached house on 71 Tullinisky Road is a gem waiting to be discovered. Boasting two inviting reception rooms, perfect for entertaining guests or simply unwinding after a long day, this property offers a warm and welcoming atmosphere. With three cosy bedrooms, there's ample space for a growing family or visiting guests. The bathroom provides a relaxing retreat, ideal for a soothing soak after a busy day. The amplitude of living space ensures plenty of room to make this house a home. This property is a fantastic opportunity for those seeking a peaceful countryside lifestyle while still being within easy reach of local amenities. Don't miss out on the chance to make this house your own and create lasting memories in this idyllic setting.

### ACCOMODATION COMPRISES

This traditional countryside bungalow comes with plenty of lounge space with a large living room open plan to dining area with beautiful hardwood flooring laid. Double patio doors lead out to a generous garden, privately enclosed by the surrounding hedges with space aplenty for relaxation or taking in the sun on the raised stone tile patio. The tile-floor kitchen also has room enough for another dining area comprising eye level oven, grill, gas hob Property also comes with three good size bedrooms with carpet laid. Integrated double garage and outbuilding offer more than enough storage space as well as a reasonably sized utility area. Large family bathroom with separate bath and shower, as well as a smaller W.C with hand wash basin on adjacent side of the property. Property also benefits from oil fired heating.

### 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@ritchieclean.co.uk](mailto:laura.mcgeown@ritchieclean.co.uk)

### CONTACT

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

