



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



**36 School Road
Ballyroney
BT32 5JF**

**Offers In The
Region Of £265,000**

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.

- Detached Chalet Bungalow
- Four Bedrooms, Master Ensuite, Two on First Floor
- Generous Lounge
- Modern Kitchen with Separate Utility Room
- PVC Double Glazed Windows
- Ground Floor Bathroom
- Outbuildings to include Garage, Store Room and Workshop
- Approx 0.2 Acres Total Site
- Oil Fired Heating
- EPC - 70 C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	70
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Directions

36 School Road is located between the Cabra Road & Bannfield Road - Approached via private shared laneway.

Welcome to 36 School Road, Ballyroney, a charming detached bungalow that offers the perfect blend of comfort and style. This property boasts a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. With four well-appointed bedrooms, there is plenty of space for the whole family to unwind and recharge. The two bathrooms in this bungalow ensure convenience and privacy for all residents, making busy mornings a breeze. Situated in a peaceful location, this property provides a tranquil retreat from the hustle and bustle of everyday life. Whether you're looking to enjoy a cup of tea in the garden or host a barbecue on a sunny day, the outdoor space at 36 School Road offers endless possibilities. The detached nature of this bungalow provides added privacy and a sense of exclusivity. Don't miss out on the opportunity to make this delightful bungalow your new home. Contact us today to arrange a viewing and experience the charm of 36 School Road for yourself.

Ground Floor

This stunning chalet bungalow opens to a stunning tiled floor in hallway with a bright, spacious Lounge area. Modern and sleek Kitchen also comes with tiled floor, eye level oven, induction hob integrated in to the Kitchen Island & integrated dishwasher. Two bedrooms on the ground floor also with tiled floors & both with built in wardrobes & master bedroom being Ensuite. Ground floor family bathroom comes with Bath, separate shower cubicle, W.C and wash hand basin.

First Floor

Open tread staircase leads to the first floor with carpet laid in landing. Two generous bedrooms with ample space also with carpet laid, and illuminated by a skylight in the landing and one in each bedroom. Upstairs with Shower room with double shower cubicle, W.C and hand wash basin also.

Outside

Approached via a shared laneway & Stunning countryside views surround this modernised home. Large private driveway. Separate outbuilding with a large workshop, garage and storage space included.

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

CONTACT

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

