



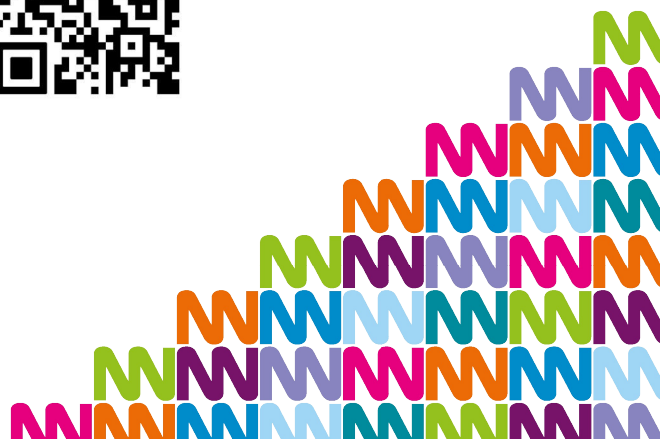
19 Cumber Road
 Drumaness
 BT24 8SG

**Offers In The Region Of
 £250,000**

- Beautifully Presented Throughout
- Desired Area
- Excellent Living Space
- Three Sizeable Bedrooms
- Master Ensuite
- Downstairs WC
- Private Enclosed Rear Garden
- Detached Garage
- Gas Central Heating
- EPC 75/C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Welcome to this charming semi-detached house located on the sought-after Cumber Road in Drumaness, Ballynahinch. The interior of the house is in pristine condition, ready for you to move in and make it your own. With plenty of space both inside and out, this property provides endless possibilities for creating your dream home.

One of the many highlights of this property is an excellent EPC rating, three good sized bedrooms, master ensuite, excellent storage and additionally the convenience of a separate utility room and downstairs WC adds to the practicality of this lovely home.

Outside, you will find a detached garage, ideal for storage or a workshop, along with off-street parking ensuring convenience. The garden to the front and rear is laid in lawn, offering a tranquil outdoor space to enjoy with its very own fruit trees.

Don't miss out on the opportunity to make Cumber Road your new home.

ACCOMADATION

The property comprises to the ground floor, hallway with storage, WC, large lounge/dining area with a Clearview Inset multi fuel stove and stunning limestone surround also offering double doors to the garden, spacious kitchen featuring quality fitted units, a centre island, freestanding gas stove and Quooker boiler tap. leading back into the hallway you can access the utility room and staircase to the first floor. On the first floor there are three well-sized bedrooms all with built in storage, the master bedroom benefits from an ensuite shower room, family bathroom with electric shower over bath and linen closet.

OUTSIDE

The property is accessed by a pillared entrance and has a side tarmaced driveway and garden laid in lawn. Leading onto the rear of the property there is a continuation of the tarmaced drive to accommodate further parking, a paved entertaining area and sizeable lawn. There is also a detached garage with roller door.

CONTACT

For more information or to schedule your own private appointment to see this property, please call Carrie on 02897564400 today or email all enquiries to Ballynahinch@quinnestateagents.com

MORTGAGE ADVICE

If you require financial advice to buy this property, we are more than happy to recommend Laura Mclean from Ritchie & Mclean Mortgage Solutions. Laura can be contacted on 07731435310



For any enquiry relating to this property, please contact

Carrie Mackin

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Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

15 Market Street
Downpatrick BT3 06LR
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries



19 Cumber Road, Drumaness

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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