



**69 Ballyhornan Road**  
 Ballyalton, Downpatrick  
 BT30 7AA

**Asking Price**  
**£279,950**

- Luxurious Detached New Build Home c1800 sq ft
- Four Bedrooms, including Principle Bedroom & En-Suite
- Open Plan Kitchen, Dining & Living Area
- Utility Room
- Ground Floor WC
- Spacious Lounge
- Choice of Kitchen & Sanitary Ware
- Renewable Energy PV Panels
- Patio, Garden & Tarmac Driveway
- Oil Fired Central Heating



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





We are delighted to release this NHBC Triple award winning Dynes Bros Ltd, luxurious detached home, located in the highly sought area of Ballyalton, approximately 2 miles outside Downpatrick.

Approximately 1800sq ft, carrying an A energy efficiency rating and fitted with photovoltaic (PV) panels, which convert sunlight into electrical energy.

All enquiries to Edel Curran, 07703 612 257 or [edel@quinnestateagents.com](mailto:edel@quinnestateagents.com)

Please note some images included are from recent, completed Dynes Bros Ltd projects.

#### ACCOMMODATION

Comprising lounge, spacious open plan kitchen, dining and living area, leading to the utility room, this home also boasts a ground floor WC.

On the first floor, there are four well-proportioned bedrooms including a the principle bedroom with en-suite as well as a modern family bathroom.

#### OUTSIDE

The exterior of the house boasts a sleek modern brick facade cladding, seamlessly blending contemporary design with durable, stylish materials that elevate the overall aesthetic. A patio and lawn area, along with tarmac driveway adds both convenience and curb appeal.

#### MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email [donnan@ritchiemclean.co.uk](mailto:donnan@ritchiemclean.co.uk)  
Donnan is based in our Downpatrick branch.

#### ENQUIRIES TO

Edel Curran:  
[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com) or 07703 612 257



For any enquiry relating to this property, please contact

**Edel Curran**

[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com)  
07703 612 257

#### 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

[downpatrick@quinnestateagents.com](mailto:downpatrick@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.

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Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)