

## 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

banbridge@quinnestateagents.com



For any enquiry relating to this property, please contact

Leanne Glover

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07703612260



15 Murrays Hollows  
Ballyroney  
BT32 5ES

Offers In The  
Region Of £325,000

### 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.

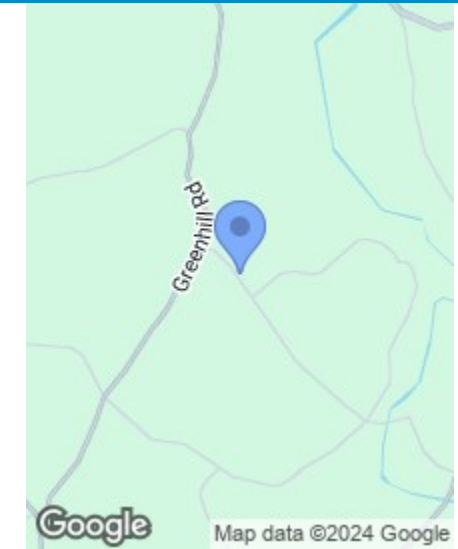
- 2600 Sq Ft Detached Home
- Two Reception Rooms
- Three Bedrooms, Master with Ensuite & Walk In Wardrobe
- First Floor Bathroom & Ground Floor W.C
- Spacious Kitchen with Pantry & Utility Area
- Grand Reception Hall with Gallery Landing
- Sitting on Approx 0.6 Acres
- Oil Fired Central Heating
- EPC D 64
- Viewing By Appointment Only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



# 15 Murrays Hollows

Ballyroney, BT32 5ES



## Directions

Murrays Hollow is situated between Katesbridge & Rathfriland and only a short Drive to other surrounding towns such as Banbridge only 15 minutes away. Newry just under 30 mins drive away and Castlewellan within 20 minute drive.

Welcome to 15 Murrays Hollows, a charming detached house located in the picturesque village of Ballyroney, Banbridge. This delightful property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and rest comfortably. Step inside this lovely home and discover a well-maintained bathroom, offering convenience and functionality for your daily routines. The property spans an impressive 2,600 square feet, providing ample room for all your living needs. Built in 2000, this house combines modern amenities with a touch of traditional charm, creating a warm and inviting atmosphere. Whether you're looking to settle down in a peaceful village setting or seeking a new place to call home, 15 Murrays Hollows offers a wonderful opportunity to embrace a relaxed lifestyle. Don't miss out on the chance to make this beautiful property your own and create lasting memories in this idyllic location.

## GROUND FLOOR

Extensive reception hallway with tiled porch leading to hard wood flooring throughout with the added benefit of the open fireplace installed. Large lounge with dual aspect windows, carpet laid and multi fuel stove fitted. Modern fitted kitchen with oak worktops with central breakfast bar & space for cooker & dishwasher. Separate utility area with tiled floor and comprising fitted high and low level units with space for appliances. Access to the ground floor W.C & hot press within. Dining room with dual aspect windows and hard wood flooring throughout.

## FIRST FLOOR

Stunning gallery landing with carpet laid leading to bedroom one with carpet laid, stunning floor level window and access to the walk in wardrobe & ensuite. Ensuite with tiled floor, fully tiled shower cubicle, wash hand basin & W.C. Bedroom two, double room with carpet laid & bedroom three with built in robes, carpet laid and rear view aspect. Spacious family bathroom with tiled floor, bath, W.C, wash hand basin and tiled shower enclosure.

## OUTSIDE

Approached through private entrance from road leading up to property with ample off road parking, mature gardens, shrubs, hedging reaching approx 0.6 Acres total. The gardens and outside space have been well maintained and will provides its new owners with a lovely private, countryside home.

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

## CONTACT

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

