



### **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**

leanne@quinnestateagents.com  
07703612260



**32 Mourne Grange**  
Dromore  
BT25 1BZ

**Offers In The**  
**Region Of £199,950**

### **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.

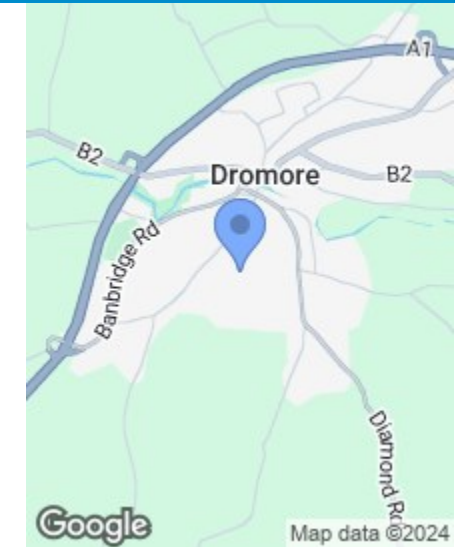
- 1200 Sq Ft Detached Bungalow
- Three Bedrooms, Two with Jack & Jill Ensuites
- Spacious Lounge with Open Fire & Bay Window
- Modern Kitchen, Open Plan to Dining Area
- Sun Room with Stove Installed
- Shower Room with Twin Basins
- Oil Fired Central Heating
- Low Maintenance Exterior
- EPC -E 50
- Chain Free Sale

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			



# 32 Mourne Grange

Dromore, BT25 1BZ



### Directions

No 32 Mourne Grange is accessed from Pound Hill, Diamond Road Dromore via New Cottages

Welcome to this charming detached bungalow located at 32 Mourne Grange in the picturesque town of Dromore. This delightful property offers a perfect blend of comfort and convenience, making it an ideal home for families or those seeking a peaceful retreat.

As you enter the bungalow, you are greeted by two spacious reception rooms, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a formal dining space. The natural light that floods through the windows creates a warm and inviting atmosphere throughout the home.

The property boasts three well-proportioned bedrooms, each offering a tranquil haven for rest and rejuvenation. With enough room for furnishings and personal touches, these bedrooms are perfect for family members or guests alike.

In addition to the bedrooms, the bungalow features two modern bathrooms, ensuring convenience for all residents. The thoughtful layout of the property allows for easy living, with all essential amenities located on one level.

Situated in a peaceful neighbourhood, this bungalow is not only a comfortable dwelling but also a wonderful opportunity to enjoy the surrounding community. Dromore offers a range of local amenities, including shops, schools, and parks, all within easy reach.

### ACCOMMODATION

Tiled entrance hallway. Large lounge with laminate flooring, bay window & open fire. Modern fitted kitchen with integrated hob, oven, dishwasher & fridge freezer with recessed lighting and double patio doors leading to garden. Great sized sun room with recessed lights, laminate flooring and stove fitted. Fully tiled shower room with walk in shower, vanity unit with twin rectangular basins & W.C. Bedroom one with laminate flooring & built in slide robes. Bedroom two & three with Jack & Jill ensuite between, comprising double shower cubicle, wash hand basin & W.C.

### OUTSIDE

Gated entrance with tarmac driveway providing great off road parking. To the rear you have a fully enclosed low maintenance garden with fencing and some mature shrubs.

### 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 - [banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)



32 Mourne Grange, Dromore