

### **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**

ballynahinch@quinnestateagents.com



For any enquiry relating to this property, please contact

**Carrie Mackin**

carrie@quinnestateagents.com  
07803626095



## 18 The Drumlins Ballynahinch BT24 8HW

Offers In The Region Of  
**£279,950**

### **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.

- Detached Home
- Five Bedrooms, Master Ensuite
- Two Reception
- Open Plan Kitchen/Dining
- Ground Floor Bedroom and Bathroom
- Featured Gallery Landing
- Home Office
- Excellent Storage Throughout
- Sizable Site With Private Garden
- Integral Garage with Utility Area

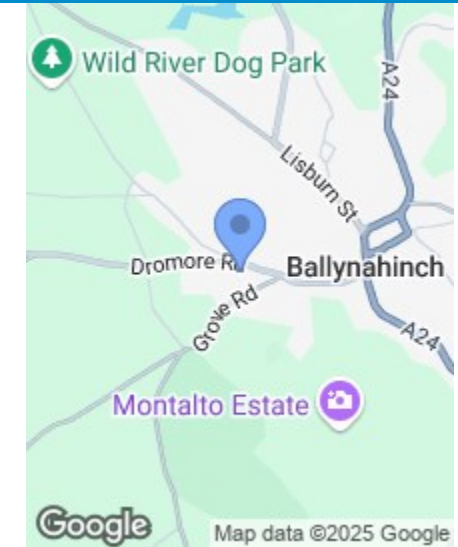
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





# 18 The Drumlins

Ballynahinch, BT24 8HW



## Directions

Located in the traditional market town of Ballynahinch, the property is located only a short distance from the town centre. At the Church Street Roundabout, take the second exit and head down Dromore street. Continue for 0.5 miles and turn left into The Drumlins.

This detached home offers a delightful blend of space and comfort, perfect for family living. The home is designed with flexibility in mind, featuring three reception rooms that can be tailored to suit your lifestyle, whether you desire a formal sitting room, a cosy family area, or a garden view.

The gallery landing adds a touch of elegance, enhancing the overall appeal of the property, boasting five generously sized bedrooms. The ground floor features a convenient bedroom and a main bathroom, making it ideal for guests or those who prefer single-level living. Storage will never be an issue here, as the house is equipped with excellent storage solutions throughout. The home is move-in ready and chain-free, allowing for a smooth transition for the new owners.

In summary, this detached home in The Drumlins is a fantastic opportunity for those seeking a spacious and adaptable home in a desirable location. With its excellent features and potential, it is sure to attract interest from a variety of buyers.

## Accommodation

The Accommodation comprises: Entrance hall with gallery landing, open plan living kitchen/dining area with featured dual aspect wood burning stove. The kitchen offers an integrated fridge freezer, dishwasher, double oven and induction hob, from the kitchen you can access the conservatory and inner hallway with cloakroom and WC to the Integral garage with utility area. Also on the ground floor you have the family room, home office, main bathroom with bath and separate shower cubicle and a double bedroom with built in robes. On the first floor you have four further bedrooms with the master to include an ensuite and built in storage.

## Outside

The sizeable site includes a private garden, which presents a wonderful opportunity for gardening enthusiasts to create their own outdoor oasis. This blank canvas is ready to be transformed into a vibrant space for relaxation and entertainment. Conveniently located on the outskirts of Ballynahinch, the property is within walking distance to local amenities, ensuring that everything you need is just a short stroll away and equally convenient for those commuting to neighbouring towns and cities.

## Contact

To book a viewing please contact Carrie on 02897564400/07803626095 or email - [ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)

## Mortgage Advice

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McLean from Ritchie & McLean Mortgage Solutions on 07731435310 or email [Laura on 07731435310](mailto:Laura on 07731435310) or email [Laura on 07731435310](mailto:Laura on 07731435310) or email [laura@ritchiemclean.co.uk](mailto:laura@ritchiemclean.co.uk)

