



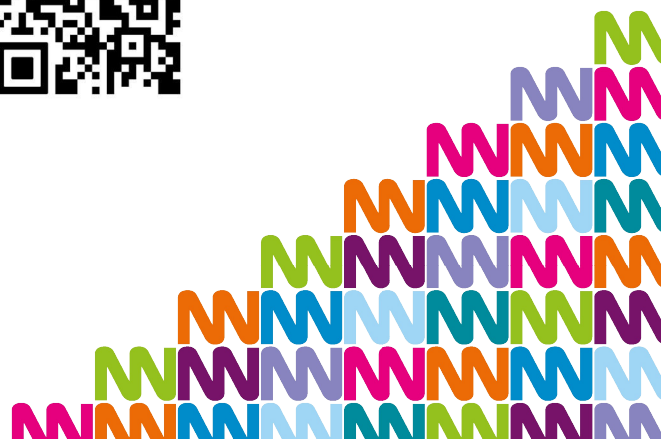
**36 Cumber Park**  
 Ballynahinch  
 BT24 8GA

**Offers In The Region Of  
 £215,000**

- Detached Home
- Desired Area
- Three bedrooms
- Spacious Living Room
- Dining Room
- Fully Double Glazed
- Oil Fired Central Heating
- Enclosed Rear Entertaining Area & Garden
- Detached Garage
- EPC64/D



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







Nestled in Cumber Park of Drumaness, Ballynahinch, this beautifully presented detached house is a true gem waiting to be discovered.

This freehold property, built in 2001, has been meticulously maintained and updated with a new boiler, windows, insulation, and doors, ensuring both comfort and energy efficiency for its future residents. Tucked away in a quiet cul-de-sac, tranquillity and a sense of community await you in this delightful abode.

With three bedrooms, including one ensuite, convenience and comfort are at the forefront of this home. The detached garage provides ample space for storage.

One of the standout features of this property is the enclosed rear entertaining area, ideal for hosting summer barbecues or enjoying a peaceful mornings. The privacy offered by the countryside views at the rear of the house creates a serene atmosphere.

### Accommodation

This home offers a bright hallway with storage leading to a spacious lounge with open fire and through access to the dining room, kitchen, with integrated gas hob, electric oven and dishwasher and recess for a fridge freezer and washing machine. From the kitchen you can access the dining room and external door to the rear of the property. The dining room benefits from double doors to the garden.

The first floor provides a main bathroom, linen closet, three well sized bedrooms with bedroom three offering built in wardrobe/storage, the master/ensuite is to the back of the property. The attic can be accessed from the first floor and is partially floored with pull down ladder. Outside there is a garden in lawn with entertainment area's . A spacious tarmac driveway fitting two vehicles effortlessly and detached garage.

### Location

Situated in a lovely position within the Cumber Park development, this home is close to nearby shops, schools and local amenities. Drumaness offers nearby transport routes to schools and is within easy commuter access routes.

### Contact

To arrange a viewing appointment at this property, contact Carrie, in our Ballynahinch Branch on 028 9756 4400 or email sales@quinnestateagents.com

### Mortgage Advice

If you require any financial advice and mortgage assistance for the acquisition of this property, please contact Laura @ Ritchie Mclean Mortgage Solutions on 07731435310



For any enquiry relating to this property, please contact

**Carrie Mackin**

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07803626095

### 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



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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