



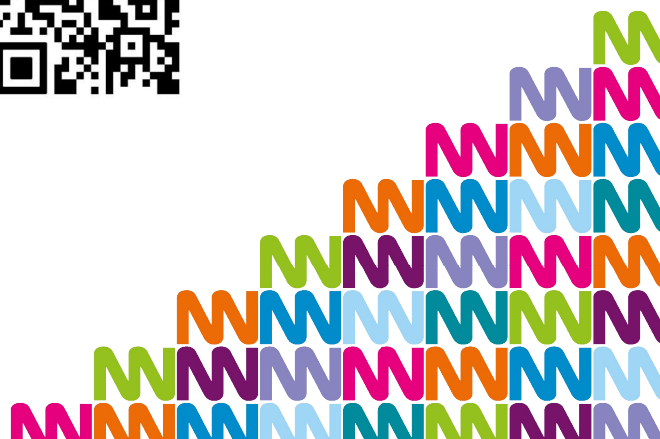
**5 Nutgrove Road**  
Loughinisland  
BT30 8QN

**Offers In The Region Of**  
**£350,000**

- Detached Family Home
- Four Double Bedrooms
- Double Aspect Lounge & Sunroom
- Kitchen & Utility Room with WC
- Integral Garage
- Mature Gardens & Entertaining Area
- Workshop
- Oil Fired Central Heating
- Extensive Site c0.6 acres
- 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	63	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Nestled just over one mile from the small village of Loughinisland, this c.1800sq ft, well cared for detached family home sits on a site extending to just over 0.5 acres, and offers the perfect blend of tranquility and convenience.

Surrounded by picturesque countryside the property boasts spacious interiors and a charming garden, ideal for relaxation and outdoor entertaining.

With Belfast just approximately 20 miles away, and Downpatrick or Ballynahinch c.7 miles away, this chain free property is sure to appeal to a variety of purchasers.

### ACCOMMODATION

The ground floor of this detached family home comprises a generous double aspect lounge, kitchen, sunroom and utility room with WC leading to pedestrian access to the integral garage. The first floor landing boasts double doors to the balcony area, the family shower room and four double bedrooms all with built in robes, and two with free standing shower cubicles.

### OUTSIDE

Private gated entrance and feature stone wall to spacious driveway and garage. The gardens are laid in lawn, mature shrubs and offer ample space for entertaining with paved patio area. In addition, the rear of the site extends to a private area, suitable for various purposes, such as a workshop or similar use.

### 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**

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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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