

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

49 - 51 Market Street
Downpatrick BT30 6LP
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

Carryduff Branch

14B Ballynahinch Road
Carryduff BT8 8DN
028 9081 2422

General Enquiries

carryduff@quinnestateagents.com



For any enquiry relating to this property, please contact

Kyle Toan

kyle@quinnestateagents.com



18 Ballyvannon Road
Ballinderry, Lisburn
BT28 2LD

Offers In The
Region Of £349,950

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
- Generous site extending to approx. [site size to be confirmed]
- Two Reception Rooms
- Three Bedrooms
- Fully Fitted Kitchen & Dining Area w/ Store Room
- Family Bathroom
- Previously approved site for an additional dwelling : S/2006/0600
- Beautiful views of Lough Neagh and Ram's Island
- Oil Fired Central Heating/ UPVC Double Glazed Windows
- 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			



18 Ballyvannon Road

Ballinderry, Lisburn, BT28 2LD



An excellent opportunity to acquire a well-presented detached home set on a generous site in a desirable semi-rural location, enjoying views over Lough Neagh.

The property offers a blend of traditional charm and comfortable living, with unique features throughout that sit well within today's market. Internally, the accommodation comprises of a welcoming entrance hall leading to two reception rooms: a spacious lounge with electric fire and a cosy family room featuring an open fire. The family room flows through to a fully fitted kitchen and dining area, that also boasts a store room.

On the first floor, there are three spacious bedrooms and a beautifully designed family bathroom.

Externally, the property is positioned on a large plot with excellent outdoor space and countryside views. A key feature of this property is the previously approved site for an additional dwelling (lapsed), offering superb future potential.

A rare opportunity to purchase a characterful home with space, views, and development potential.

ACCOMMODATION

Internally, the property comprises an entrance hall, two reception rooms, a fully fitted kitchen with dining area and store room, three spacious bedrooms, and a beautifully designed family bathroom.

OUTSIDE

Externally, the home is set on a generous site with excellent outdoor space, enjoys views over Lough Neagh, and benefits from a previously approved site for an additional dwelling - this planning permission has lapsed.

MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email donnan@ritchiemclean.co.uk. Donnan is based in our Downpatrick branch.

ENQUIRES TO

Kyle Toan:

kyle@quinnestateagents.com or 07542 607015



18 Ballyvannon Road, Glenavey