



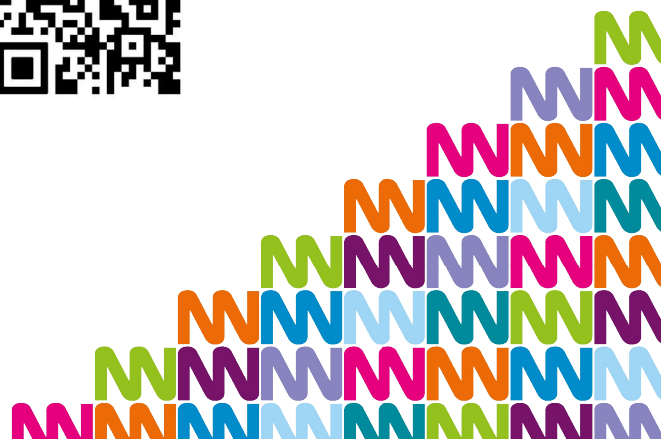
**10 Cumber Road**  
Drumaness  
BT24 8SG

**Offers In The  
Region Of £289,950**

- Detached Bungalow
- Four Bedrooms, Master to Include Ensuite
- Spacious Lounge
- Open Plan Kitchen/Dining
- Utility Room with WC
- Modern Bathroom with Separate Shower
- Integral Garage with Electric Roller Door
- Enclosed Wrap around Garden
- Patio Area to Rear
- Tarmac Drive with Ample Parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	70







Situated in the desirable location of Drumaness, this detached bungalow is not just a house; it is a home that promises a lifestyle of comfort and convenience, making it an ideal choice for families or those who preference single-story living.

The generous wrap-around garden is a standout feature, complete with a tarmac drive, a maintained lawn, and a patio area that invites outdoor living. The elevated, private position amplifies the sense of tranquillity.

Move-in ready, this home presents an excellent opportunity for buyers to settle in immediately while also offering the potential to personalise and make it your own. The adaptable floorplan is designed for modern family life, ensuring that every member of the household can find their own space.

## Accommodation

The property comprises front porch, spacious entrance hall with closet, front aspect lounge with featured bay window and multi fuel stove, kitchen with a range of high and low level units with granite worktops, integrated dishwasher and free standing stove. The kitchen flows into the utility room with access to the integral garage and external door to the garden. Leading back into the hallway you can access four good sized bedrooms with the master to include an ensuite shower room and built in robes, recently renovated bathroom and linen closet.

## Outside

Accessed through pillared gates, the fully enclosed garden offers privacy, making it a safe haven for children and pets alike with ample space for parking, gardening and leisure activities.

## Mortgage Advice

If you require financial advice to buy this property, we are more than happy to recommend Laura Mclean from Ritchie & Mclean Mortgage Solutions. Laura can be contacted on 07731435310

## Contact

For more information or to schedule your own private appointment to see this property, please call Carrie on 02897564400 today or email all enquiries to [ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)



For any enquiry relating to this property, please contact

**Carrie Mackin**

[carrie@quinnestateagents.com](mailto:carrie@quinnestateagents.com)  
07803626095

## 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

[ballynahinch@quinnestateagents.com](mailto:ballynahinch@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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