

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

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For any enquiry relating to
this property, please contact

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**93 Dromore Road
Ballynahinch
BT24 8HU**

**Offers In The Region Of
£650,000**

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.

- Opportunity to Purchase a Smallholding
- Detached Home with Approx. 20 Acres
- Countryside Living with Excellent Convenience to Local Amenities
- Four Bedrooms, Two Ensuite
- Front Aspect Sunroom
- Open Plan Kitchen Dining
- Detached Garage
- Range of Outbuildings
- Accessed by Private Lane
- Energy Efficient Features

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		



93 Dromore Road

Ballynahinch, BT24 8HU



This exquisite detached chalet bungalow offers a unique opportunity for those seeking a blend of rural tranquillity and modern living. Built in 2007. The home features two reception rooms, with three of the bedrooms conveniently located on the ground floor, this property provides flexible accommodation to suit various lifestyles.

Set on a smallholding of approximately 20 acres, the lands are all laid down to grass and are sub-divided into convenient sized fields. The lands surround the residence and farm yard providing good grazing., making it a perfect fit for those with farming or equestrian interests. The property is also surrounded by stunning undisturbed views of the countryside and is accessed via a private lane. This home is chain-free, allowing for a smooth transition to your new abode.

One of the standout features of this home is its eco-friendly solar electric system, which includes an optional device that heats hot water using excess electricity before returning any surplus back to the grid. This not only promotes sustainable living but also offers potential savings on energy bills.

With its picturesque surroundings and modern amenities, this property is a rare find in the market. Whether you are looking to enjoy the tranquillity of the countryside or seeking a comfortable family home, this chalet bungalow on Dromore Road is sure to impress. Do not miss the opportunity to make this idyllic residence your own.

Accommodation

Boasting flexible accommodation over two floors, this home comprises to the ground floor, front aspect sunroom, bright entrance hall with understairs storage, living room with featured multi fuel stove. The kitchen benefits from a range of high and low level units, with integrated hob, oven and recess for dishwasher. From the kitchen you can access the utility room that offers access to rear courtyard garden. There are three bedrooms with one to include ensuite, bathroom and linen closet. The first floor accommodation boasts open landing area and spacious bedroom with ensuite

Outside

In addition to the main residence, the property includes a detached garage with WC and a range of outbuildings, which present further potential for various uses. Whether you are looking to embrace a rural lifestyle, engage in wildlife conservation or simply enjoy the beauty of nature, this property is a rare find.

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

