



10 Drummond Brae

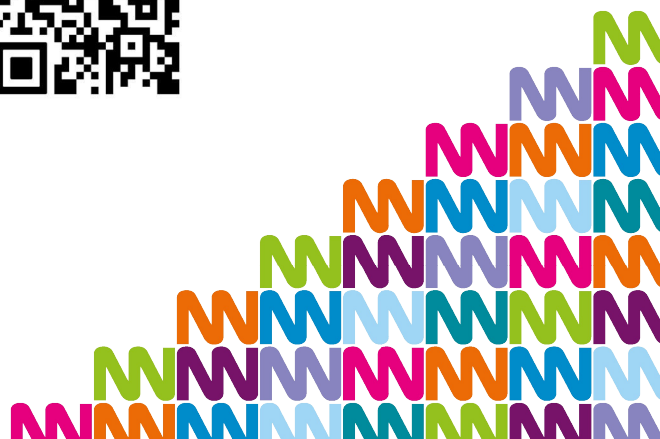
Ballynahinch
BT24 8EY

Offers In The Region Of
£195,000

- Three Bedroom Semi-Detached Home
- Two Reception Rooms, One With Open Fire
- Oil Fired Central Heating
- Fully Enclosed Brick Paved Rear Garden Area
- Purpose Built, Fully Insulated Shed Included
- Brick Paved Driveway
- PVC Double Glazed Windows & Doors
- Ground Floor WC
- 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	64	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Located in the popular development of Drummond Brae, Ballynahinch, this modern semi-detached home offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned three bedrooms, fully fitted kitchen and fantastic outside space makes this property a perfect first time buy. To arrange a viewing, please contact Carrie in our Ballynahinch Branch.

Ground Floor

The ground floor of this property is fully tiled throughout and comprises entrance hall with access to the ground floor WC. There is a living area with front aspect and a feature fireplace with open fire. The fully fitted kitchen includes a fully integrated washing machine, dishwasher and fridge freezer. There is also a double oven and gas hob. There is an additional built in larder cupboard which allows additional storage space and is also wired to allow additional appliances such as the microwave to stay hidden. There is a spacious second reception room just off the kitchen which is wired for a surround sound system.

First Floor

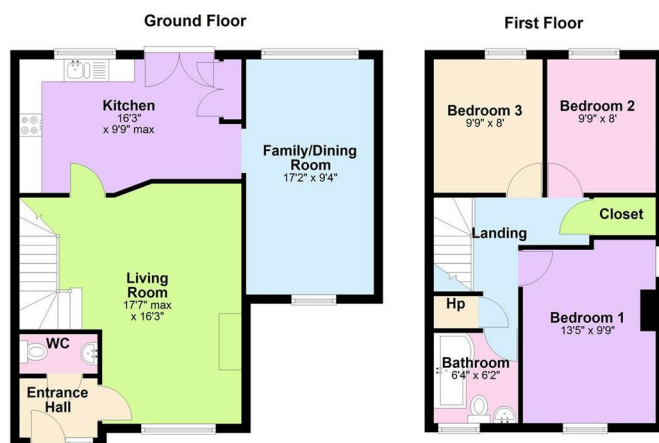
The first floor offers three spacious bedrooms, all of which have been fitted with semi-solid oak flooring. There is a family bathroom with electric shower and the option of a power shower over the bath. On the landing is the hot press and an additional built in cupboard which is fitted as wardrobe space. The landing also provides access to the roof space which offers additional storage.

Outside

The back of the property has been fully paved and fenced to include a safe space for young family members to play or for older family members to relax in a private space. There is a purpose built shed which was fully insulated and has power for any additional appliances needed. There is also a gated area hidden from the main space for bin storage and is also the location of the oil tank. The driveway is also brick paved to the side of the property and there is a small lawn to the front.

Additional Info

Under current legislation, we must inform all interested parties that the vendor (owner) of this property is an employee of Quinn Estate Agents.



10 Drummond Brae, Ballynahinch



For any enquiry relating to this property, please contact

Carrie Mackin

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

QUINN
Estate Agents

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.