



18 Drum Manor

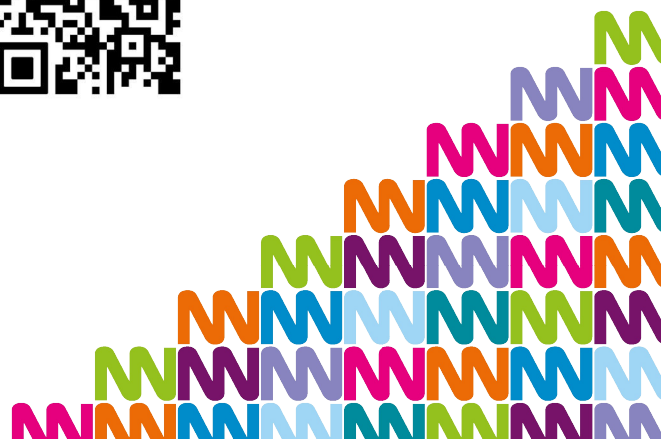
Dromara
BT25 2JF

Offers In The Region Of
£265,000

- Detached Home
- Beautifully Presented Throughout
- Four Bedrooms
- Master to Include Ensuite
- Two Reception
- Open Plan/Kitchen Dining
- Downstairs WC
- Enclosed Rear Garden
- Off Street Parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





This exquisite four-bedroom detached house, built in 2006, offers a perfect blend of modern living and comfort. The property is beautifully presented throughout, allowing you to simply move in and enjoy your new home without the need for any immediate renovations.

Upon entering, you are greeted by two spacious reception rooms, providing ample space for both relaxation and entertaining. The family room and living room are thoughtfully designed, with the convenience of a downstairs WC for added practicality. The heart of the home is undoubtedly the well-appointed kitchen, which seamlessly opens to the enclosed rear garden, creating a wonderful flow for indoor and outdoor living.

The rear garden is a true highlight, featuring a charming pergola and an additional patio area, perfect for outdoor dining or simply enjoying. Off-street parking adds to the convenience of this home.

With its prime location on the Dundrum line, this property not only offers a peaceful setting but also easy access to local amenities and transport links. This is an opportunity to acquire a stunning family home in a desirable area, where you can create lasting memories for years to come.

Accommodation

The home offers an abundance of space throughout, with the ground floor consisting of a family room, bright spacious lounge with open fire and double doors to the rear garden, ground floor WC and open plan kitchen/dining. The kitchen offers a range of high and low level units with granite worktops, double Belfast sink, integrated dishwasher and a recess for washing machine, tumble dryer and free standing stove. The stove will be included in the sale. The kitchen also benefits from double doors to the rear garden. On the first floor there are four bedrooms with master having ensuite facilities, bathroom with shower over bath and linen closet. Outside to the front of the property the garden is laid in lawn with a gravel driveway, to the rear the garden is enclosed, laid in lawn with a featured Pergola and additional patio area.

Location

Set on the Dundrum Road in Dromara village, the property offers access to a range of village amenities, such as schools and shops. The location also lends well to accessing local neighbouring towns/cities such as Banbridge, Newry, Hillsborough, Lisburn, Belfast and Newcastle.

Mortgage Advice

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McLean from Ritchie & McLean Mortgage Solutions on 07731435310 or email Laura on laura@ritchiemclean.co.uk

Contact

To book a viewing please contact Carrie on 02897564400/07803626095 or email - ballynahinch@quinnestateagents.com



For any enquiry relating to this property, please contact

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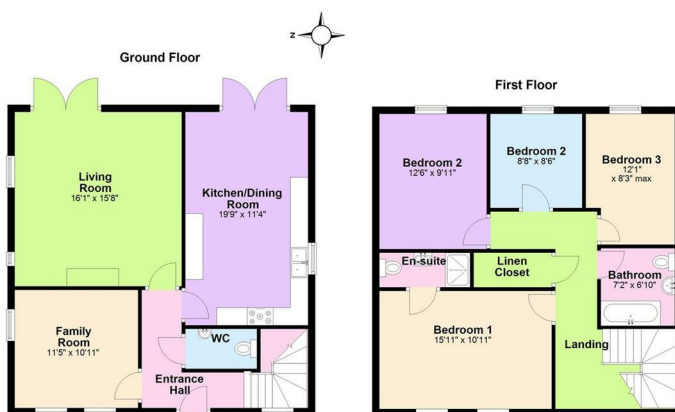
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General Enquiries

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18 Drum Manor, Dromara

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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