

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



For any enquiry relating to this property, please contact

Carrie Mackin

carrie@quinnestateagents.com
07803626095



2 The Drumlins
Ballynahinch
BT24 8HW

Offers In The Region Of
£285,000

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.

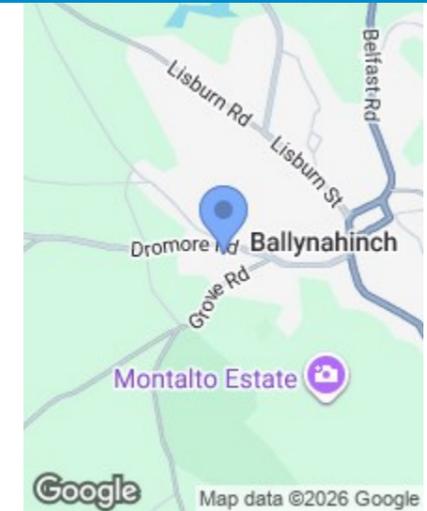
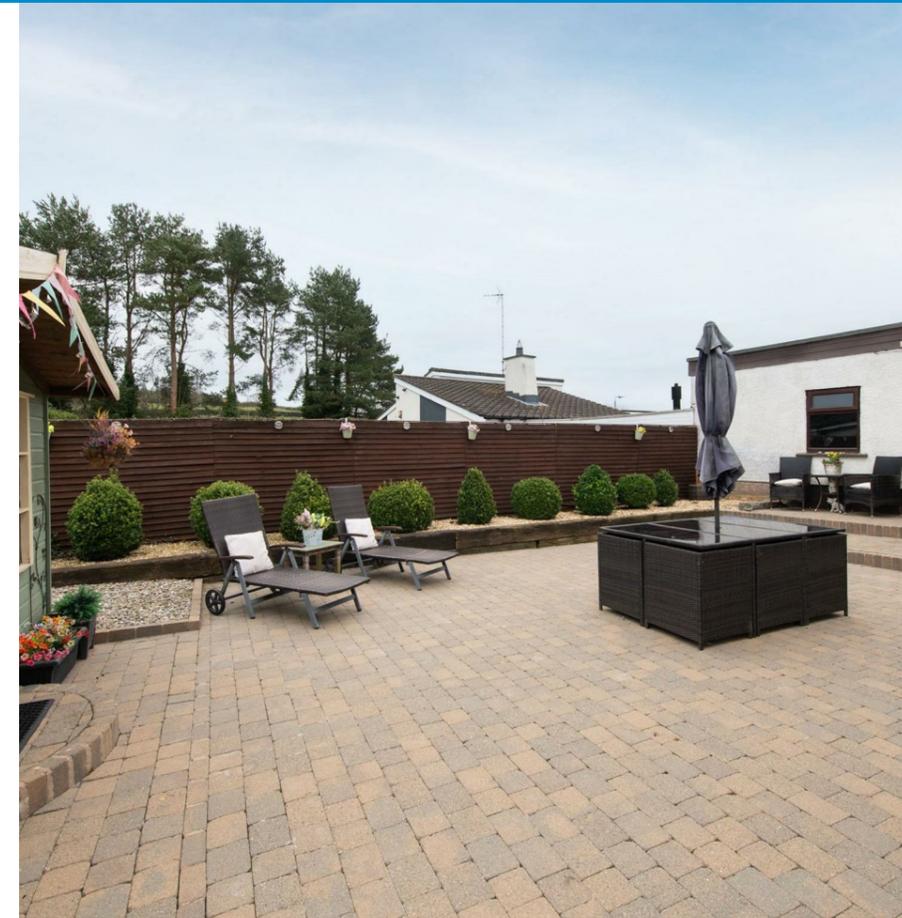
- Detached Bungalow
- Two Reception
- Open Plan Kitchen/Dining/Living
- Three Bedrooms
- Integral Garage to Include Mechanics Pit
- Sizable Site with Private Garden
- Dual Off-Street Parking
- Recently Installed Gas Multi Eco Boiler
- Ring Total Home Alarm System
- Numerous, High-Value Renovations

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			



2 The Drumlins

Ballynahinch, BT24 8HW



Directions

Located in the traditional market town of Ballynahinch, the property is located only a short distance from the town centre. At the Church Street Roundabout, take the second exit and head down Dromore street. Continue for 0.5 miles and turn left into The Drumlins.

Set on a private corner site, the bungalow is surrounded by beautifully landscaped wrap-around gardens, creating a serene outdoor space for enjoyment and leisure. The property has undergone numerous high-value renovations, featuring upgrades to appliances, bathroom fittings, the heating system, and electrical wiring, among others. These enhancements ensure that the home is not only aesthetically pleasing but also functional and efficient.

Conveniently located on the outskirts of Ballynahinch, this residence is within walking distance to local amenities, making daily errands a breeze. Furthermore, its close proximity to major roads offers excellent transport links for those commuting to nearby towns and cities.

This charming property presents a wonderful opportunity for anyone looking to settle in a peaceful yet accessible location. We invite you to arrange a private viewing to discover all the exceptional features this home has to offer.

Accommodation

The accommodation comprises: covered porch, entrance hall, living room with electric fire, open plan living kitchen/dining area with featured fireplace that has been prepped for a woodburning stove. The kitchen offers an integrated fridge freezer, dishwasher, oven and hob all upgraded in 2024. From the kitchen you can access the sunroom and covered yard with dual access to the garden and garage with roller door. There are three double bedrooms all benefiting from built in wardrobes, separate shower room and bathroom to include vanity sink and corner bath. The roof space includes a dedicated home office featuring a custom desk, filing storage, and fitted lights.

Outside

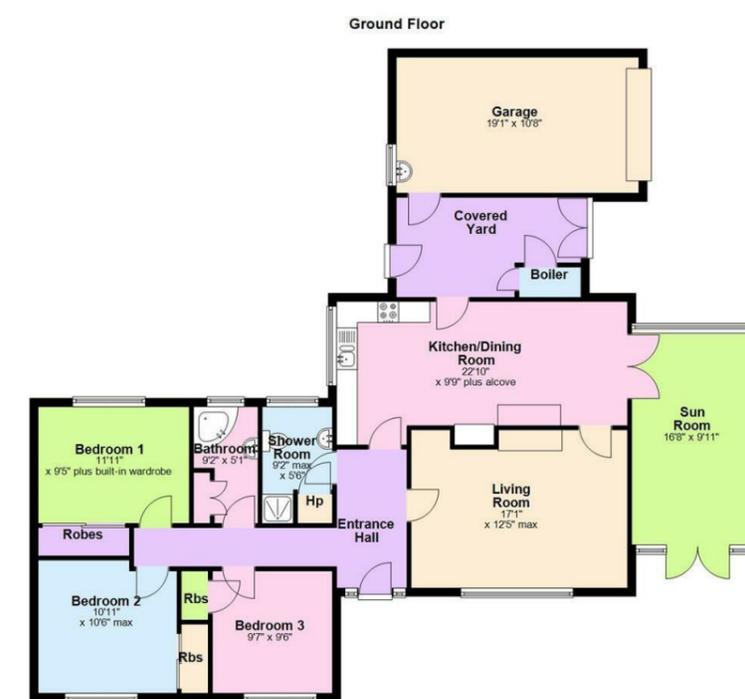
Set on a generous corner site, the property features a private garden that is a true haven for gardening enthusiasts. The thoughtfully designed outdoor space includes garden room with zoned areas, making it perfect for both relaxation and entertainment. Whether you wish to cultivate your green thumb or simply enjoy the tranquillity of your surroundings, this garden is sure to impress. For added convenience, the garage includes a mechanics pit, catering to car enthusiasts or those in need of extra storage. Dual parking further enhances the practicality of this property, making it suitable for families with multiple vehicles.

Contact

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

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



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