

# QUINN

Estate Agents

## Ballynahinch Branch

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## Carryduff Branch

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Carryduff BT8 8DN  
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## General Enquiries

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For any enquiry relating to this property, please contact

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19 Brae Road  
Ballynahinch  
BT24 8UN

Offers In The Region Of  
£595,000

### 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.

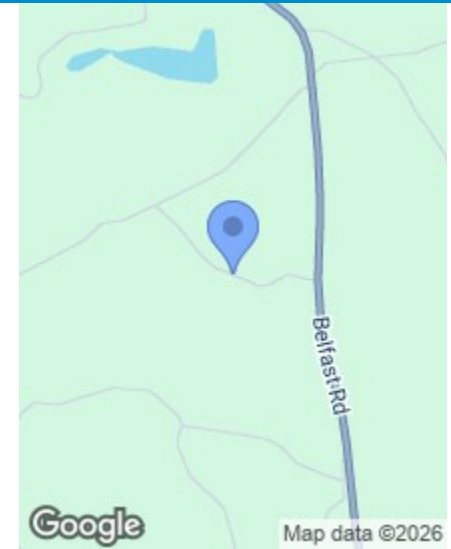
### Valuation/Mortgage Service

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.

- One-of-a-Kind Rural Retreat
- Situated on a Private Site
- Four Reception Rooms plus a Versatile Lower-Level Room
- Five Bedrooms with Two Ensuite Shower Rooms
- Primary Living Space that flows effortlessly to the Garden
- Excellent Storage Throughout with High Quality Built in Wardrobes in Three Bedrooms
- Mature Wrap Around Gardens Boosting A Feature Garden Room with Stove
- Garage, Workshop, Car Port & Sheds
- Energy Efficient Features to include Solar PV Panels
- Personal Appraisal Invited

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





**Directions**

From Main Street, Ballynahinch, travel north on the A24 for approximately 2.5 miles. Turn left onto Brae Road, and you will find the destination situated on your right-hand side.

This exquisite detached bungalow is pristine, offering a harmonious blend of comfort and elegance. Spanning over 3600 square feet, the property boasts an impressive layout with four reception rooms and five well-appointed bedrooms, making it ideal for families of all sizes.

As you enter this beautifully designed home, you will immediately sense the warmth and love that has been poured into it over the years. The spacious living areas are perfect for both relaxation and entertaining, with three sets of French doors that open onto the rear garden, seamlessly connecting indoor and outdoor spaces. This feature creates an excellent setting for gatherings, allowing you to enjoy the tranquil surroundings. For added convenience, the lower level of the bungalow offers a versatile living space, featuring a bedroom and additional storage. This area is perfect for guests or can serve as a private sanctuary for older children.

This home is not just a property; it is a cherished family haven, ready for its new caretakers to create lasting memories. With its flexible accommodation and beautiful outdoor spaces, this property is a rare find that truly deserves your attention.

**Accommodation**

This exceptional home opens into a bright, vaulted entrance hall illuminated by twin Velux windows. A charming brick archway leads to the dining area featuring a multi-fuel stove and French doors. The property flows effortlessly into a sun-drenched open-plan kitchen and sunroom, where an oil-fired Aga and wrap-around windows create a warm, inviting atmosphere. The kitchen is centered around a feature island with seating, completed with integrated Induction hob, oven and dishwasher, leading into the utility area with excellent storage with recess for three appliances. The family room offers a woodburning stove and French doors. The formal lounge serves as a dramatic focal point, where dual arched windows flank an open fireplace, perfectly framing views of the gardens. Accommodation includes five generous double bedrooms, highlighted by a primary suite with a dedicated dressing room and luxury en-suite shower room. The family bathroom is a showpiece of its own, featuring a freestanding bath, separate Aqualisa dual-head power shower with rainfall drencher and rare reclaimed wood flooring sourced from Trinity College. The lower level of the property also benefiting from a double bedroom and a versatile room currently used a tv room. Externally, the property is further enhanced by a functional workshop, easily accessed via a practical roller door

**Outside**

Approached via a private driveway, this stunning sanctuary is set upon an expansive 1.5-acre site, enveloped by meticulously landscaped, mature gardens that offer total seclusion. The upper level features a bespoke garden room with a wood burner, alongside the main composite deck designed for year-round enjoyment. Below, a tranquil pond area offers a picturesque escape, complete with an outdoor chiminea for atmospheric evenings. Enhanced by a workshop, garage, carport, and two sheds, this property provides a refined and flexible lifestyle perfectly suited for both quiet relaxation and sophisticated entertaining.

**Location**

Perfectly situated just two miles from Ballynahinch centre, this location offers a superb balance of local convenience and easy commuting. Enjoy swift access to Lisburn, Hillsborough, and the M1, or head south towards Newcastle and the Mourne Mountains. Families will particularly appreciate the dedicated school bus service from the end of Brae Road, serving local schools, (Assumption Grammar, The High School Ballynahinch, St Colman's High and Sixth Form College) and schools located in the greater Belfast Area to include Lagan College Methodist College, Wellington College, Aquinas, Campbell College and RBAI."

