

QUINN

Estate Agents

Ballynahinch 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

Carrie Mackin

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12a Glasdrumman Road
Ballynahinch
BT24 8UX

Offers In The Region Of
£479,950

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 Home
- Approached by Private Entrance
- Five Bedrooms
- Three Ground Floor Bedrooms
- Dual Primary Suites, choose from the Ground or First Floor
- Lounge with Open Fire
- Open Plan Kitchen, Living, Dining Area
- Dining Room
- LPG Gas Heating
- Set on a Generous (approx.) 2 Acre Site

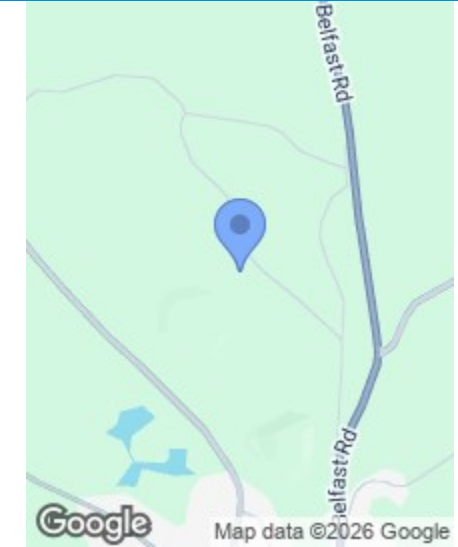
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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Directions

From Main St/A24, continue to follow A24 for approx. 0.8 miles Turn left onto the Belfast Rd for 0.4 miles Turn left onto Glasdrumman Rd and 12 Glasdrumman Road will be on the left

Set within an idyllic, quiet pastoral landscape 12A Glasdrumman Road presents an exceptional opportunity to acquire a stunning detached home. This remarkable property boasts five spacious bedrooms and four well-appointed bathrooms, making it ideal for families or those seeking ample space for guests.

The accommodation is thoughtfully designed, featuring three ground floor bedrooms, one of which includes an ensuite shower room for added convenience. On the first floor, you will find two generously sized bedrooms, both with ensuite facilities. The heart of the home is undoubtedly the open-plan kitchen, living, and dining area, which seamlessly opens onto the rear of the property, perfect for entertaining or enjoying peaceful moments in the garden.

Surrounded by wrap-around gardens that cover approximately 2700 square feet, this home offers a perfect blend of indoor and outdoor living, allowing you to relish the far-reaching rural views that the countryside has to offer.

Accommodation

Step into a bright, spacious entrance hall that sets the tone for this beautiful home. The front-aspect lounge offers a spacious room with open fire. The heart of the home is the breath-taking, open-plan kitchen, dining, and living area. Featuring a vaulted ceiling and a woodburning stove, this space is bathed in natural light from expansive multi-panel windows. The stunning German-engineered Nobilia kitchen is equipped with premium high-and-low-level units, an integrated gas hob, double oven, and a dishwasher, all centered around a stepped island designed for both culinary prep and casual dining and access to the utility room. The ground floor is completed by three generously sized bedrooms including one with an ensuite and family bathroom. Upstairs, flexible living continues with two expansive bedrooms, both boasting private ensuite facilities. The master suite features a walk-in wardrobe.

Outside

As you approach the home, you are greeted by a private driveway with pillared entrance, setting the tone for the refinement that lies within. The extensive gardens, beautifully laid in lawn, provide a serene setting with the rear of the property featuring a designated patio area and an elevated grass space, perfect for relaxation and entertaining. Conveniently located just a short drive from the bustling centre of Ballynahinch, this home is ideally situated for those commuting to Lisburn, Carryduff, Saintfield, and Belfast. This prime location ensures that you can enjoy the tranquillity of suburban living while remaining close to essential amenities and transport links.

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@ritchieclean.co.uk

Contact

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



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