



**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**

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For any enquiry relating to  
this property, please contact

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81 Poyntzpass Road  
Loughbrickland  
BT32 3PL

Offers Over  
£249,950

**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 Bungalow
- Three Bedrooms
- Spacious Lounge with Open Fire
- Fitted Kitchen with Tiled Flooring
- Conservatory
- Modern Shower Room & Separate W.C
- Generous Utility Area
- Detached Garage with Two Outbuildings
- Oil Fired Central Heating
- EPC - TBC

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		





# 81 Poyntzpass Road

Loughbrickland, BT32 3PL



Directions

Nestled in the charming area of Loughbrickland, at 81 Poyntzpass Road, this delightful detached bungalow offers a perfect blend of comfort and convenience. Built in the late 1940s, the property exudes a sense of character while providing modern living spaces suitable for families or those seeking a peaceful retreat. Upon entering, you are welcomed into a spacious reception room, ideal for entertaining guests or enjoying quiet evenings with family. The bungalow boasts three well-proportioned bedrooms, providing ample space for rest and relaxation. The layout is thoughtfully designed to ensure a harmonious flow throughout the home. The property features a well-appointed bathroom, catering to the needs of the household with ease. The surrounding area is known for its picturesque landscapes and friendly community, making it an ideal location for those who appreciate the beauty of rural living while still being within reach of local amenities. With its solid construction and timeless appeal, this bungalow presents an excellent opportunity for buyers looking to invest in a property that combines charm with practicality. Whether you are a first-time buyer, a growing family, or someone looking to downsize, this home offers a welcoming atmosphere and the potential to create lasting memories. Do not miss the chance to make this lovely bungalow your own.

## ACCOMMODATION COMPRISES

Entrance porch leading through to inner hallway. Living room with hard wood flooring and stunning marble fireplace with open fire. Kitchen fitted with good range of units with spaces for Dishwasher, Range Cooker, Fridge freezer. Rear hall for additional storage area. Shower room with tiled floor comprising corner shower enclosure, W.C & Wash Hand Basin. Bedroom one with laminate flooring. Bedroom two with laminate flooring and built in wardrobes. Bedroom three with carpet laid. Separate W.C, fully tiled with wash hand basin & W.C. Utility area with tiled floor and plumbed for washing machine to include Belfast Sink with back door access.

## OUTSIDE

Private gated entrance leading to spacious concrete yard with outbuildings to include garage & two other units, both with electric supplies, one of which is also plumbed.

## MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you can email [laura.mcgeown@ritchieclean.co.uk](mailto:laura.mcgeown@ritchieclean.co.uk)

## CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - [banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)

