

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

banbridge@quinnestateagents.com



For any enquiry relating to
this property, please contact

Leanne Glover

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2 Iveagh Avenue
Blackskull
BT25 1GY

Offers In The
Region Of £199,950

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.

quinnestateagents.com

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.

- Three Bed Semi-Detached Home
- Spacious Kitchen / Dining Area
- Living Room With Stove
- Master Suite With Built In Sliderobes
- Family Bathroom With Three Piece Suite & Ground Floor WC
- Detached Garage
- Large Garden To The Side Of Property
- Oil Fired Central Heating
- Viewing By Appointment Only
- EPC - D 62 & Photovoltaic Solar Panels for Electric

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



2 Iveagh Avenue

Blackskull, BT25 1GY



Directions

Iveagh Avenue is located off the Blackskull Road, and is close to neighbouring Dromore and Banbridge for schools, shops and amenities.

Nestled in the charming area of Blackskull, Dromore, this delightful semi-detached house at 2 Iveagh Avenue offers a perfect blend of comfort and modern living. Built in 2005, the property spans an impressive 1,290 square feet, providing ample space for families or those seeking a little extra room. Upon entering, you are welcomed into a well-proportioned reception room, ideal for both relaxation and entertaining guests. The house boasts three generously sized bedrooms, each offering a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, catering to the needs of a busy household. The property also features convenient parking for more than one vehicle, ensuring ease of access. The surrounding area is known for its friendly community atmosphere, making it an excellent choice for families or individuals looking to settle in a welcoming neighbourhood. With its modern construction and practical layout, this home is not only a comfortable living space but also a fantastic opportunity for those looking to invest in a property in a desirable location. Whether you are a first-time buyer or seeking a family home, 2 Iveagh Avenue is a wonderful option that should not be missed.

GROUND FLOOR

Beautiful entrance hall with tiled floor, WC and access to the lounge with hardwood flooring, front facing aspect window and a stone fireplace and stove. The kitchen / dining area complete with a range of high and low level units, integrated range, built in dishwasher and space for American fridge freezer. The dining area with patio doors provides access to a paved garden area.

FIRST FLOOR

Upstairs the property comprises three bedrooms laid in carpet with the master having a built in wardrobe. The family bathroom has a three piece suite and a separate linen closet provides good storage space.

OUTSIDE

The front garden is laid in grass with a drive way suitable for parking two or three cars, complete with a car port and access to a garage. The back of the property is ;aid in paving perfect for outside dining and to the side of the property there is a large garden laid in grass and fully fenced.

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

CONTACT

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

