



## 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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07703612260



52 Dunbarton Street  
Gilford  
BT63 6HJ

Offers In The  
Region Of £195,000

### 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.

- CASH BUYERS ONLY
- Cottage Built Approx 1874
- Two First Floor Bedrooms, One with Ensuite
- Spacious Lounge with Multi Fuel Stove
- Open Plan Kitchen/Dining Area with Oak Flooring
- Hand Painted Kitchen
- Ground Floor Bathroom
- Stunning Walled Courtyard
- Outbuilding Plumbed for Washing Machine
- Oil Fired Central Heating

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		





### Directions

No 52 Dunbarton Street is located at the entrance of Gilford Bowling Club within a short walk of the Village centre. Gilford is also easily reached by surrounding Towns such as Banbridge, Craigavon & Tandragee.

Dunbarton House dates from c.1845 and may be the work of Thomas Jackson who designed a number of houses for wealthy clients in the area. The history of Gilford in the nineteenth century is inextricably linked with the fortunes of the spinning mill, one of the largest in Ireland in the 1840s and the driver of economic growth and social development in the nineteenth century. Nestled in the charming area of Gilford, 52 Dunbarton Street presents a delightful opportunity to own a piece of history. This quaint cottage, boasts a unique character that is hard to find in modern properties. Spanning an impressive 1,100 square feet, the home offers a comfortable and inviting atmosphere, perfect for both relaxation and entertaining. Inside, you will find a well-appointed reception room that serves as the heart of the home, providing a warm and welcoming space for family gatherings or quiet evenings. The cottage features two spacious bedrooms, each designed to offer a peaceful retreat at the end of the day. With two bathrooms, convenience is at your fingertips, ensuring that morning routines and guest visits are effortlessly managed. The property's pre-1914 age adds to its charm, with original features that tell a story of its rich past. This cottage is not just a home; it is a lifestyle choice, offering a blend of historical elegance and modern comfort. Whether you are looking to settle down or invest in a property with character, 52 Dunbarton Street is a remarkable find that deserves your attention.

### GROUND FLOOR

Entrance hallway with wooden flooring leading into a great sized lounge with Oak Parquet flooring throughout, recessed lighting, stunning wall panelling with the added benefit of the multi fuel stove installed. Leading back through hallway into a spacious open plan Dining and further living space again with the striking Parquet Oak flooring, recessed lighting, open plan to Slightly raised Kitchen area with tiled flooring, hand painted Kitchen units, hand crafted wooden worktop and Belfast sink. Through the rear hallway and pantry area you have the fully equipped Bathroom comprising free standing roll top Bath, W.C, vanity fitted with raised bowl basin and finished with recessed lighting.

### FIRST FLOOR

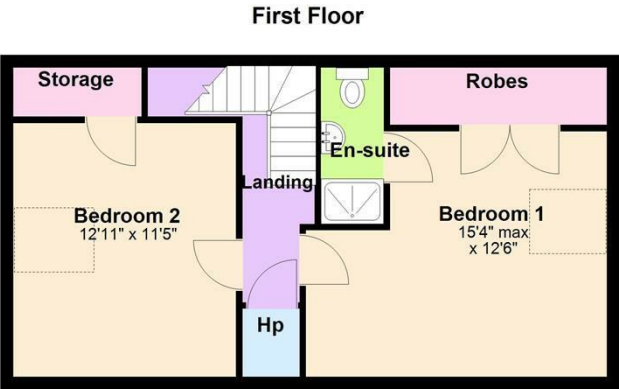
Stairs and landing laid in carpet. Bedroom one with recessed lighting, built in storage, skylight window with carpet laid and Ensuite. The Ensuite provides a walk in shower cubicle, W.C with a quirky vanity & raised bowl basin. Bedroom two with wood flooring, skylight window & built in storage.

### OUTSIDE

Allocated parking stoned area with further parking to front of property. Entering through the gateway leading to a fully enclosed walled Courtyard & garden with outbuilding which is plumbed for washing machine. The property also benefits from partly double glazed windows. Natural slate hipped roof with leaded hips and ridge. Rendered chimney with plain corbelled cornice.

### CONTACT

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



52 Dunbarton Street, Gilford