

# QUINN

Estate Agents

## 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

leanne@quinnestateagents.com  
07703612260



57 Ballymaginehy Road  
Leitrim  
BT31 9BH

Offers In The  
Region Of £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
- Approx 1237 sq ft
- Three Bedrooms
- Spacious Lounge with Open Fire
- Open Plan Kitchen/Dining Area
- Bathroom with Four Piece Suite
- Built in the 1950s
- Oil Fired Central Heating
- EPC - TBC
- Early Viewing Recommended

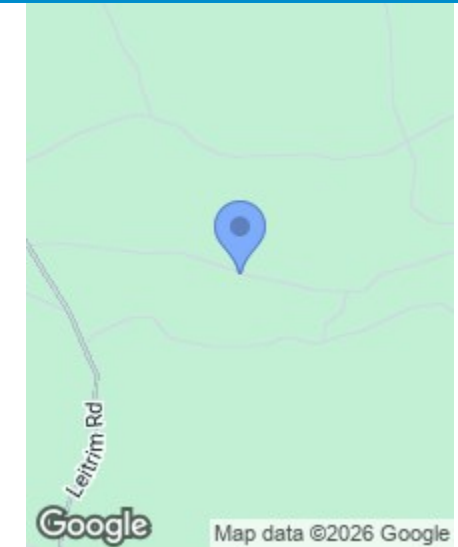
| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |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



# 57 Ballymaginaghy Road

Leitrim, BT31 9BH

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## Directions

57 Ballymaginaghy Road is situated just outside Leitrim Village and only a 7 minute drive to Castlewellan.

Nestled in the charming area of Castlewellan, this delightful detached bungalow at 57 Ballymaginaghy Road offers a perfect blend of comfort and convenience. Spanning an impressive 1,237 square feet, this property boasts a well-designed layout that is ideal for families or those seeking a peaceful retreat.

The bungalow features a welcoming reception room, providing a warm and inviting space for relaxation and entertaining guests. With three bedrooms, there is ample room for family members or guests, ensuring everyone has their own private sanctuary. The bathroom is thoughtfully designed, catering to the needs of modern living.

Constructed between 1950 and 1959, this home exudes character and charm, reflecting the architectural style of its era while offering the potential for personalisation. The surrounding area is known for its picturesque landscapes and friendly community, making it an ideal location for those who appreciate the beauty of nature and a tranquil lifestyle.

Whether you are looking to downsize, purchase your first home, or invest in a property with great potential, this bungalow presents an excellent opportunity. With its convenient location and spacious living areas, 57 Ballymaginaghy Road is a property that should not be missed. Come and experience the charm of this lovely home for yourself.

## ACCOMMODATION

The property has a tiled entrance hallway with access to Living room, Bedroom, Kitchen and Bathroom. The Living room is a bright spacious room with open fire, dual aspect windows with laminate flooring. Open plan Kitchen/Dining room with tiled floor, comprising fitted kitchen to include space for washing machine, fridge freezer & dishwasher with integrated hob & oven. Double sliding patio doors accessing garden. Bathroom has a fully tiled floor with partly tiled walls comprising Bath, W.C, Wash hand basin & shower cubicle. Three reasonably sized bedrooms, one accessed from main entrance hallway with carpet laid and two others of Living room with laminate flooring.

## OUTSIDE

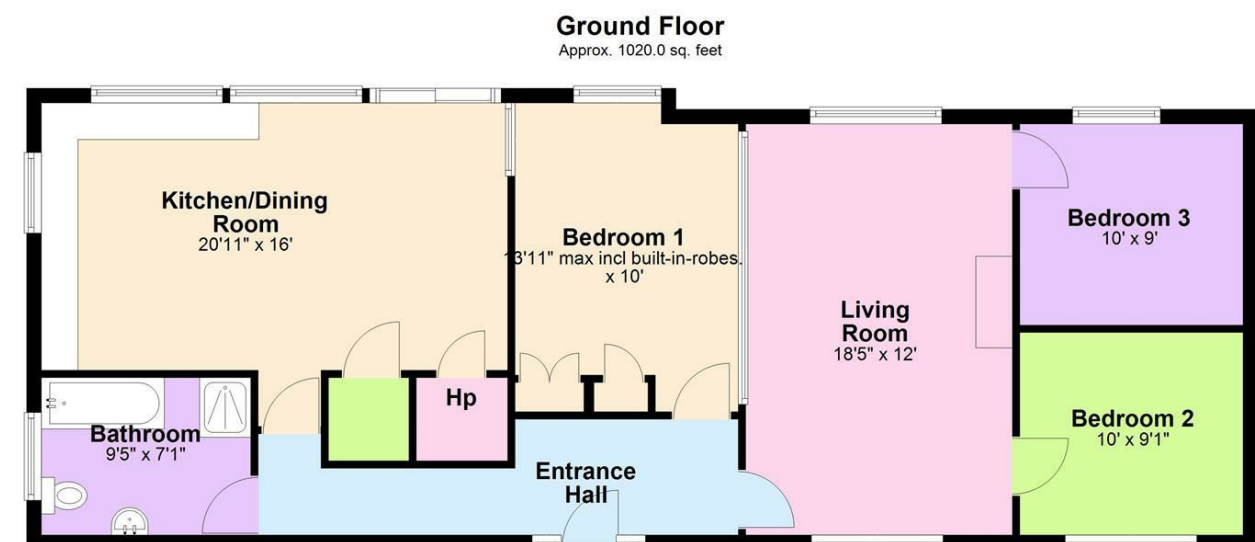
Private gated entrance with boundary wall, tarmac parking to front and side with grass lawn to rear. Spectacular countryside views in a semi rural location.

## 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)



Total area: approx. 1020.0 sq. feet