

# QUINN

Estate Agents

## Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

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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



5A Ardkeeragh Road  
Newry  
BT34 1NW

Offers In The  
Region Of £459,950

### 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.

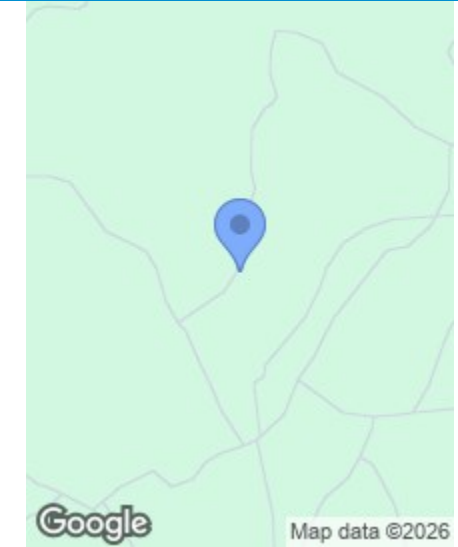
- Detached Family Home Approx 3110 Sq Ft
- Four Bedrooms, Master Ensuite & Walk In Wardrobe
- Four Reception Areas Including Sun Room
- Expansive Open Plan Kitchen/Dining & Living Area
- Large Utility Area & Ground Floor W.C
- Situated on Approx 0.5 Acre Plot
- Detached Garage
- Gated Entrance with Tarmac Driveway & Parking
- EPC - C64
- Viewing By Appointment Only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



# 5A Ardkeeragh Road

Newry, BT34 1NW



## Directions

The property is situated in a rural setting within reach of the A1 carriageway for those needing to commute to either Belfast or Dublin.

Nestled in the charming area of Newry, 5A Ardkeeragh Road presents an exceptional opportunity to acquire a stunning detached house, built in 2003. Spanning an impressive 3,110 square feet, this property offers a generous living space that is perfect for families or those who enjoy entertaining. Upon entering, you will be greeted by four spacious reception rooms, each designed to provide comfort and versatility. These areas can be tailored to suit your lifestyle, whether you envision a formal sitting room, a cosy family den, or a vibrant playroom for children. The layout of the home ensures that natural light floods through, creating a warm and inviting atmosphere.

The property boasts four well-appointed bedrooms, providing ample space for rest and relaxation. Each bedroom is designed with comfort in mind, making it an ideal retreat at the end of a long day. Additionally, there are three modern bathrooms, ensuring convenience for both family members and guests alike.

Set in a desirable location, this home offers a perfect blend of tranquillity and accessibility. The surrounding area is known for its friendly community and proximity to local amenities, making it an ideal choice for those seeking a balanced lifestyle.

In summary, 5A Ardkeeragh Road is a remarkable detached house that combines spacious living with modern conveniences. With its four reception rooms, four bedrooms, and three bathrooms, this property is a true gem in Newry, ready to welcome its new owners.

## GROUND FLOOR

Stunning entrance porch with double doors and tiled flooring, leading through to reception hallway again with tiled flooring and recessed lighting. Dining/Family room to the left of the hallway with tiled flooring and corner fireplace. Open Plan Kitchen/Dining/Living area with recessed lighting and tiled floor throughout. Kitchen comprising integrated Hob, eye level oven & grill, integrated Dishwasher and added benefit of the breakfast bar area on central island & a perfectly placed Stove fitted in the middle of the room. Sun room with tiled floor, recessed lighting and double patio doors leading to the outside. Office/reception room again with tiled flooring and double patio doors. Separate Utility area with tiled flooring, closet space and plumbed for washing machine and space for dryer with access to the ground floor W.C and rear door entrance.

## FIRST FLOOR

Stairs and gallery landing laid with carpet with the landing having the dual window aspect allowing lots of natural lighting into the first floor. Bedroom one a fantastic master suite with laminate wood flooring and recessing lighting with the additional benefit of the Ensuite & walk in wardrobe area. Bedroom two another great sized room with hard wood flooring. Bedroom three again fitted with hardwood flooring. Bedroom four another generously sized bedroom, again with hardwood flooring. Family Bathroom fitted with white four piece suite to include staged Bath, Shower cubicle, W.C & Wash hand basin with a fully tiled floor, part tiled walls and recessed lighting.

## OUTSIDE

Situated on a shared Road with Private gated entrance, tarmac driveway and parking leading to the property. Great space for parking ample cars and the detached garage included gives further parking or storage options. Situated on approx 0.5 Acre plot with mature shrubs and well maintained lawns for front, side and rear.

## 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)

