

# QUINN

Estate Agents

## Ballynahinch Branch

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## Banbridge Branch

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## Carryduff Branch

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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



1 Lighthouse Road  
Castlewellan  
BT31 9UB

Offers In The  
Region Of £495,000

### 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.

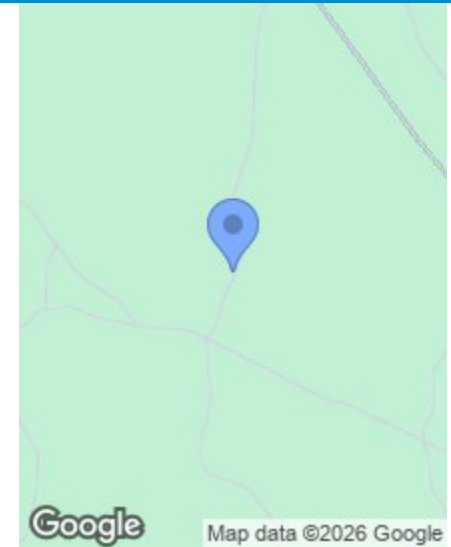
### Valuation/Mortgage Service

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.

- Impeccable Detached Chalet Bungalow
- Approx 2700 Sq ft & Built in 2006
- Five Bedrooms, Two with Ensuite & Three Ground Floor
- Spacious Lounge with Stove Fitted & Sun Room
- Modern & Contemporary Kitchen Style
- Separate Utility & Ground Floor W.C
- Fantastic Sun Room with Patio Doors
- Ground Floor Bathroom
- Detached Double Garage
- EPC - 79 C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





**Directions**

Ballyward is a scenic, quiet rural townland near Castlewellan, Co. Down, characterized by its rolling hills, farmland, and close proximity to the Mourne Mountains and Slieve Croob. It offers a tranquil countryside lifestyle with popular hiking, cycling, and equestrian trails, including nearby Tollymore Forest Park.

Nestled in the charming area of Ballyward, Castlewellan, this stunning detached chalet at 1 Lighthouse Road offers a perfect blend of modern living and serene surroundings. Built in 2006, this property boasts a generous living space of 2,706 square feet, making it an ideal family home. Upon entering, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is thoughtfully designed, providing ample room for relaxation and social gatherings. With five well-appointed bedrooms, there is plenty of space for everyone, whether you have a growing family or require extra rooms for guests or a home office. The property features three bathrooms, ensuring convenience and privacy for all occupants. Each bathroom is designed with modern fixtures, adding a touch of luxury to your daily routine. Set in a tranquil location, this chalet offers a peaceful retreat while still being within easy reach of local amenities and attractions. The surrounding area is known for its natural beauty, providing opportunities for outdoor activities and exploration. This property is not just a house; it is a home where memories can be made. With its spacious interiors and desirable location, 1 Lighthouse Road is a rare find that combines comfort, style, and practicality. Do not miss the opportunity to make this exceptional property your own.

**GROUND FLOOR**

Striking & bright entrance hallway with tiled flooring and fantastic open tread staircase. Sophisticated Lounge flooded with natural light, finished with a laminate wood floor and perfectly placed Stove. Kitchen with sleek cabinetry, hidden appliances such as Dishwasher & Fridge Freezer with space for free standing Range Cooker, to include statement making backsplash. Kitchen has recessed lighting throughout and stunning floor tiling which leads into the perfectly positioned Sun Room with media wall aspect, lots of natural light & double patio doors leading to the outside space. Rear hall and utility area again with the stunning floor tiling, utility area plumbed and fitted with low level units with access to the ground floor W.C. Inner hallway with tiled flooring, access to Hot Press and leads to Bedrooms & ground floor Bathroom. Bedroom three with laminate flooring and benefits from ensuite which is fully tiled and comprises corner shower cubicle, wash hand basin with vanity and W.C. Bedroom four with laminate flooring & front facing aspect. Bedroom five, good sized room again with laminate flooring. Bathroom, fully tiled with recessed lighting to include corner shower cubicle, wall hung sink with vanity, W.C & Bath.

with carpet laid with closet storage. Bedroom one with laminate flooring, sloped ceilings with skylight, side windows, walk in wardrobe & Ensuite, comprising corner shower cubicle, wash hand basin and W.C with tiled flooring and recessed lighting. Bedroom two again with laminate flooring, skylight window & side window.

**OUTSIDE**

Private gated entrance situated on approx 0.6 acre site total with very well maintained gardens, ample off road parking and double detached garage. The property has been meticulously maintained and recently updated with Upvc facias, aluminium guttering, with new kerbing & stones installed.

**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@ritchiemclean.co.uk](mailto:laura.mcgeown@ritchiemclean.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)

