

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



11 Iveagh Court
Blacksull
BT25 1SF

Offers In The
Region Of £169,950

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.

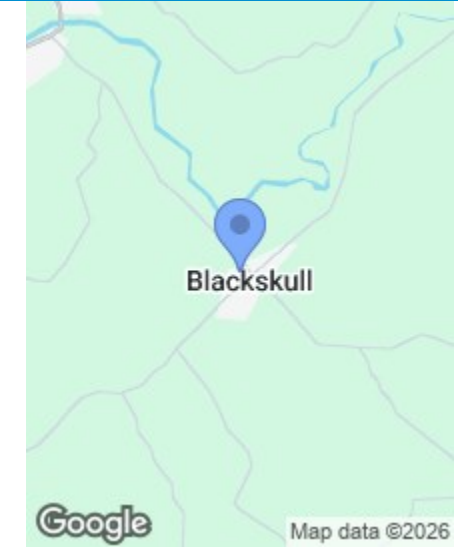
Valuation/Mortgage Service

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.

- Semi Detached Home
- Approx 1320 sq ft
- Three Generous Bedrooms, Master Ensuite
- Open Plan Kitchen/Dining Area
- Spacious Lounge with Open Fire
- Ground Floor W.C
- First Floor Family Bathroom
- Oil Fired Central Heating
- EPC - C 62
- Viewing by Appointment with Agent

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





[Directions](#)

Welcome to 11 Iveagh Court, a charming semi-detached house located in the picturesque area of Blackskull, Dromore. This delightful property, built in 2003, offers a perfect blend of modern living and comfort, making it an ideal choice for families or those seeking a spacious home. Spanning an impressive 1,320 square feet, this residence features three well-proportioned bedrooms, providing ample space for relaxation and privacy. The property boasts three bathrooms, ensuring convenience for all occupants and guests alike. The inviting reception room serves as a warm and welcoming space, perfect for entertaining or enjoying quiet evenings at home. The layout of the house is thoughtfully designed to maximise both space and functionality, making it easy to adapt to your lifestyle needs. The semi-detached nature of the property offers a sense of community while still providing the privacy you desire. Situated in the tranquil surroundings of Blackskull, you will find yourself in a peaceful neighbourhood, yet still within easy reach of local amenities and transport links. This location is ideal for those who appreciate the beauty of the countryside while enjoying the conveniences of modern living.

GROUND FLOOR

Entrance hallway with laminate flooring, under stair storage and access to the ground floor W.C. Living room with laminate flooring, open fire and double patio doors leading to rear garden. Open Plan Kitchen/Dining Area, Kitchen comprising integrated Gas Hob, space for integrated Oven, Integrated Dishwasher and space for Washing machine.

FIRST FLOOR

Stairs and landing laid in carpet. bedroom one with carpet laid, rear view aspect and benefit of Ensuite. Ensuite comprises corner shower cubicle, W.C & wash hand basin. Bedroom two with carpet laid and rear facing aspect. Bedroom three another great sized room with carpet laid and front facing aspect. Bathroom with tiled floor and part tiled walls comprising W.C, wash hand basin and Bath with shower overhead.

OUTSIDE

The property has two parking spaces with a low maintenance paved area to front. To the rear you have a fully enclosed garden with shed included.

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



11 Iveagh Court, Blackskull, Dromore