

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



42 Annsborough Park
Castlewellan
BT31 9NH

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.

- End Terrace Bungalow
- Three Bedrooms
- Lounge with Open Fire
- Fitted Kitchen with Breakfast Bar Dining
- Fully Tiled Wet Room
- Side Garden and Rear Paved Yard
- Oil Fired Central Heating
- Chain Free Sale
- EPC - TBC

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			



42 Annsborough Park

Castlewellan, BT31 9NH

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Directions

Annsborough Park is situated on the Mill Hill Castlewellan within a short walk to the Town Centre and all other local amenities.

Nestled in the charming area of Castlewellan, 42 Annsborough Park presents a delightful opportunity to acquire a well-maintained bungalow. This terraced property, built in 1967, offers a comfortable living space of 960 square feet, making it an ideal choice for families or those seeking a peaceful retreat.

The bungalow features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. With three spacious bedrooms, there is ample room for relaxation and personal space, catering to the needs of both families and individuals alike. The property also includes a well-appointed bathroom, ensuring convenience for all residents.

Set in a tranquil neighbourhood, this home benefits from its proximity to local amenities, parks, and schools, making it an excellent choice for those who value community living. The surrounding area is known for its picturesque landscapes, providing a serene backdrop for daily life.

This property, with its classic design and practical layout, is a wonderful opportunity for anyone looking to settle in the heart of Castlewellan. Whether you are a first-time buyer or seeking to downsize, 42 Annsborough Park is a charming option that combines comfort and convenience in one appealing package.

ACCOMMODATION COMPRISES

Entrance porch with wooden flooring leading into Lounge with solid wood flooring, open fire and bay window. Kitchen fitted with quality range of units with Breakfast bar, integrated gas hob, electric oven and spaces for washing machine & Fridge Freezer. Fully tiled and modern wet room with sink incorporating vanity & W.C. Three bedrooms, two with built in ward robes and one with shower area.

OUTSIDE

Front and side garden fully enclosed and gated with well maintained lawns. To the rear you have a fully enclosed and paved yard with space for storage and rear gate.

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



42 Annsborough Park, Castlewellan