



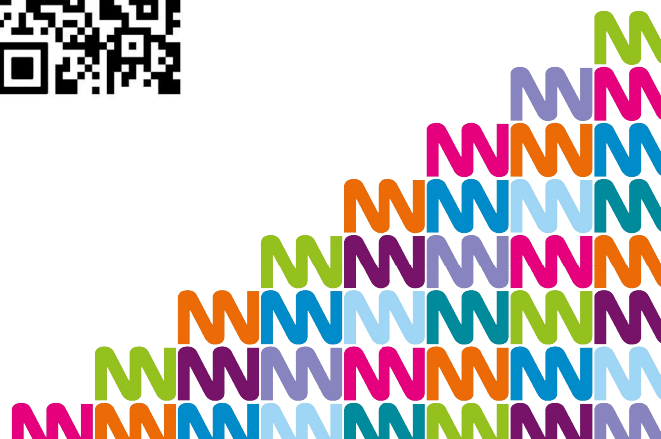
96A Commons Road
Ballykinler
BT30 8DG

**Offers In The Region Of
£325,000**

- Detached Bungalow
- Flexible Accommodation
- Four Double Bedrooms, Principle En-Suite
- Large Lounge with Open Fire
- Kitchen & Formal Dining Room
- Utility Room
- Oil Fired Central Heating
- Detached Garage
- Extensive Garden & Paved Entertaining Area
- Highly Desirable Location



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		





This delightful detached bungalow enjoys a peaceful setting while remaining close to essential amenities.

Offering flexible and spacious accommodation, the property boasts four generously sized bedrooms, perfect for growing families or those seeking adaptable living arrangements.

Surrounded by natural beauty, this home is a haven for beach lovers and outdoor enthusiasts alike. With the pristine sands of Tyrella Beach nearby, and just a short drive from Castlewellan and Tollymore Forest Parks, you'll find endless opportunities to explore and unwind.

Despite its tranquil surroundings, the location is conveniently positioned approximately 8 miles from both Downpatrick and Newcastle, and around 30 miles from Belfast, making commuting or weekend getaways a breeze.

This is a rare opportunity to enjoy modern comfort in a scenic coastal location.

ACCOMMODATION

This move in ready home boasts reception room, open plan kitchen, dining room, utility room, family bathroom, four double bedrooms including principle en-suite.

OUTSIDE

The garden and paved patio area offer are perfect for relaxing or entertaining. The site is further enhanced with a detached double garage and ample off road parking.

MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email donnan@ritchiemclean.co.uk
Donnan is based in our Downpatrick branch.

ENQUIRIES TO

Edel Curran:
edel@quinnestateagents.com or 07703 612 257



For any enquiry relating to this property, please contact

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14B Ballynahinch Road
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General Enquiries

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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.

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