



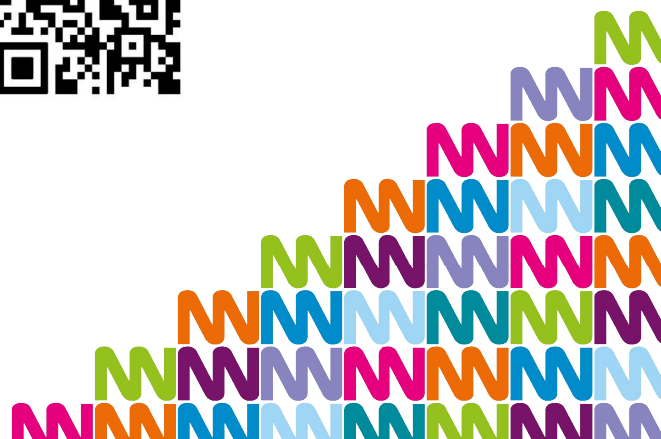
**71 Ballyhornan Road**  
Ballyalton, Downpatrick  
BT30 7AA

**Offers In The Region Of  
£245,000**

- Detached Family Home
- Three Bedrooms, Principle En-Suite
- Generous Living Room with Stove
- Open Plan Kitchen & Dining Area
- Ground Floor WC
- Enclosed Rear Garden & Entertaining Area
- Ample Off Road Parking
- Detached Garage, Utility Area & Store
- Beautifully Presented Move In Ready Home
- Highly Sought After Neighbourhood



| 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 |         |           |
|                                             | 69      | 82        |





Situated just 2 miles from Downpatrick, this beautifully presented, move in ready detached home is located in the highly sought after village of Ballyalton. Combining rural charm with modern comforts, this property offers an exceptional lifestyle opportunity in a peaceful, community focused setting.

The current owners have thoughtfully cared for their home, showcasing a stylish blend of contemporary design and quality finishes throughout. Flooded with natural light, the spacious interior provides a warm and welcoming atmosphere, ideal for both relaxed living and entertaining.

This home truly needs to be seen to be fully appreciated — early viewing is highly recommended.

#### ACCOMMODATION

Comprising lounge with stove, spacious open plan kitchen and dining area, this home also boasts a ground floor WC and cloakroom storage.

On the first floor are three well proportioned bedrooms including a the principle bedroom with en-suite as well as a modern family bathroom.

#### OUTSIDE

Externally the property is further enhanced with detached garage, comprising utility area and store, easily maintained rear garden, along with tarmac driveway adding both convenience and curb appeal.

#### MORTGAGE ADVICE

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

#### ENQUIRIES TO

Edel Curran:

[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com) or 07703 612 257



For any enquiry relating to this property, please contact

**Edel Curran**

[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com)  
07703 612 257

#### 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

[downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)



71 Ballyhorman Road, Ballyalton, Downpatrick

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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