



## 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



For any enquiry relating to  
this property, please contact

### Edel Curran

edel@quinnestateagents.com  
07703 612 257



**96A Ballynoe Road  
Downpatrick  
BT30 8AR**

**Price Guide  
£369,950**

## Terms & Conditions

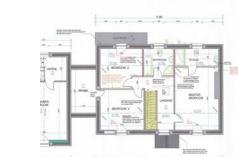
Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their 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.

- Under Construction - Detached Family Home
- Adaptable Accommodation
- Lounge
- Open Plan Kitchen, Dining & Living Area
- Ground Floor Bedroom / Second Reception Room
- Utility Room & Ground Floor WC
- Garage & First Floor Games Room
- Enclosed Rear Garden
- Off Road Parking
- Subject To Final Building Control Inspection

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		





[Directions](#)

An excellent opportunity to acquire a newly constructed detached family home set in a convenient yet peaceful location approximately three miles from Downpatrick.

Currently under construction, this property has been thoughtfully designed to provide modern, spacious accommodation ideally suited to family living.

The property will be sold with full Building Control sign off, offering purchasers confidence that the home complies with all current building regulations.

Vendors will install: oil heating, plaster out, paint, install kitchen and bathroom, skirting, doors and architraves. There will NOT be an option to choose finishes.