



6 Tullyomy Court

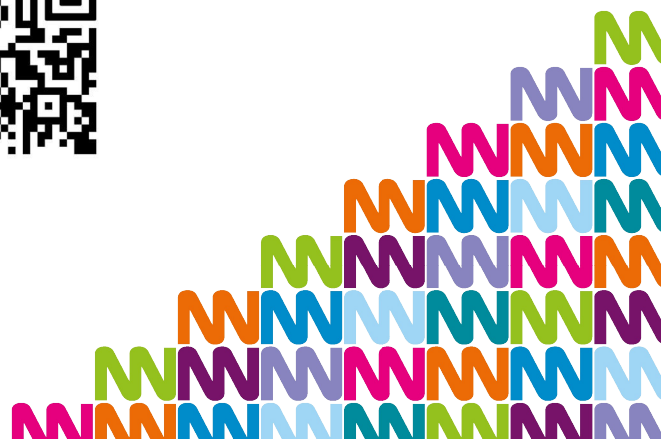
Kinallen
BT25 2FA

Asking Price
£199,950

- Exquisite Detached Home
- Three Bedrooms, Master Ensuite
- Luxurious Fitted Kitchen
- Comfortable Lounge with Stove Fitted
- Separate Utility Area
- Ground Floor W.C
- Oil Fired Central Heating
- Move In Ready, Only 1 Year Old
- EPC B 82
- Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





This Co ordinated and very sleek detached property will attract plenty of interest. The property is finished to a very high standard throughout giving an extremely inviting feel as soon as you walk in through the door. Providing three sizeable bedrooms, master ensuite, family bathroom, great sized lounge, open plan kitchen/ dining with separate utility & ground floor W.C. Only three words required, Impeccable, Modern & Contemporary.

GROUND FLOOR

Extremely inviting entrance hall with tiled flooring leading through to the lounge also with the stunning tiled flooring, fitted with stove & oak beam above. Ground floor W.C with an exceptional and very modern fitted kitchen comprising integrated fridge freezer, dishwasher, hob & oven, finished with recessed lighting and tiled flooring throughout. Added benefit of the double patio doors leading out to the garden & sepate utility area with space for washing machine & dryer.

FIRST FLOOR

Bedroom one with carpet and well appointed ensuite comprising fully enclosed shower cubicle, W.C & wall hung wash hand basin. Bedroom two again with carpet & rear view aspect. Bedroom three single room. Sizeable & contemporary family bathroom with free standing bath, corner shower cubicle, W.C, wall hung wash hand basin with vanity drawers underneath.

OUTSIDE

Within a small fresh development with off road parking situated in a corner site with a relatively private rear garden.

CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - sales@quinnestateagents.com

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Paul McClean from Ritchie & McLean Mortgage Solutions on 07867473086 or email Paul on paul@ritchiemclean.co.uk . Paul is based in our Banbridge Office, 18 Bridge Street, Banbridge BT32 3JS



For any enquiry relating to this property, please contact

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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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