



### **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

### **General Enquiries**

sales@quinnestateagents.com



For any enquiry relating to this property, please contact

**Leanne Glover**

leanne@quinnestateagents.com  
07703612260



**14 Drum Manor**  
Dromara  
BT25 2JF

**Offers In The**  
Region Of **£149,950**

### **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.

- Semi Detached Home, Approx 980 Sq Ft
- Spacious Lounge with Open Fire
- Open Plan Kitchen/Dining Area
- Three First Floor Bedrooms
- Ground Floor W.C
- Bathroom with White Three Piece Suite
- Low Maintenance Rear Garden, South Facing
- EPC D 61
- Oil Fired Central Heating
- Viewing Strictly By Appointment

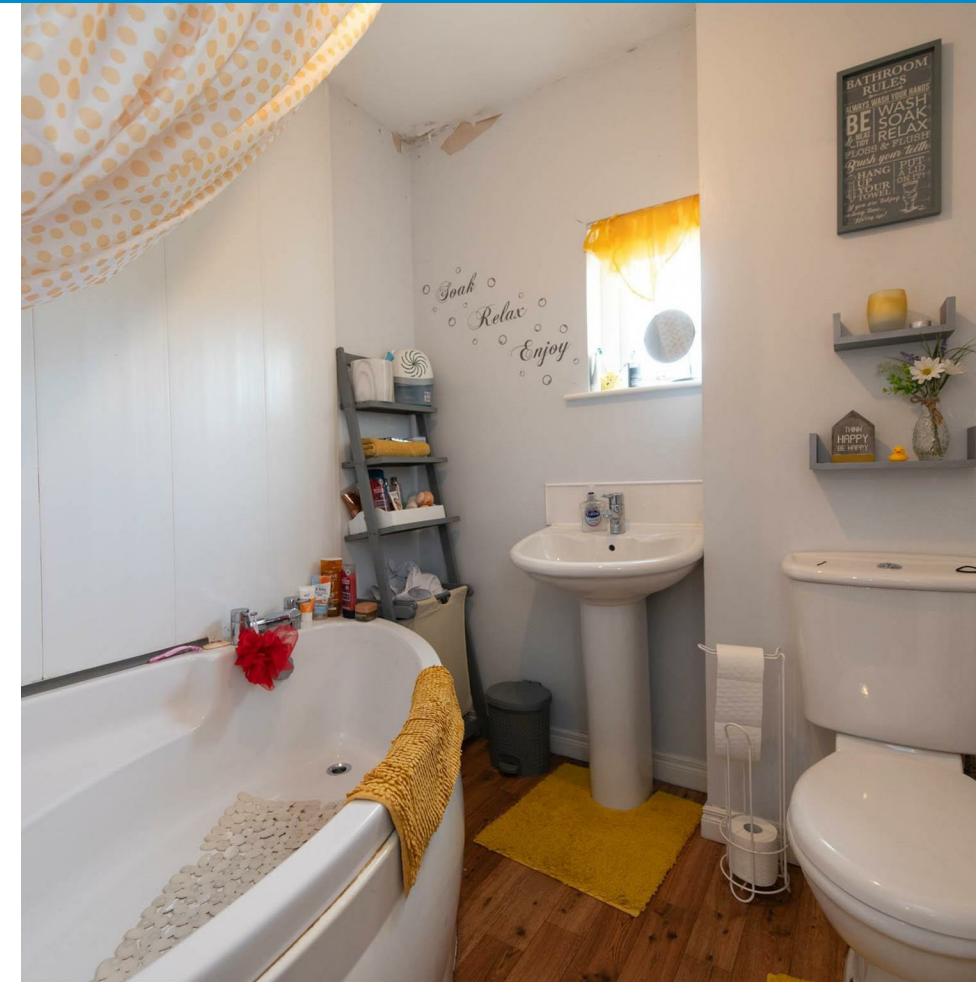
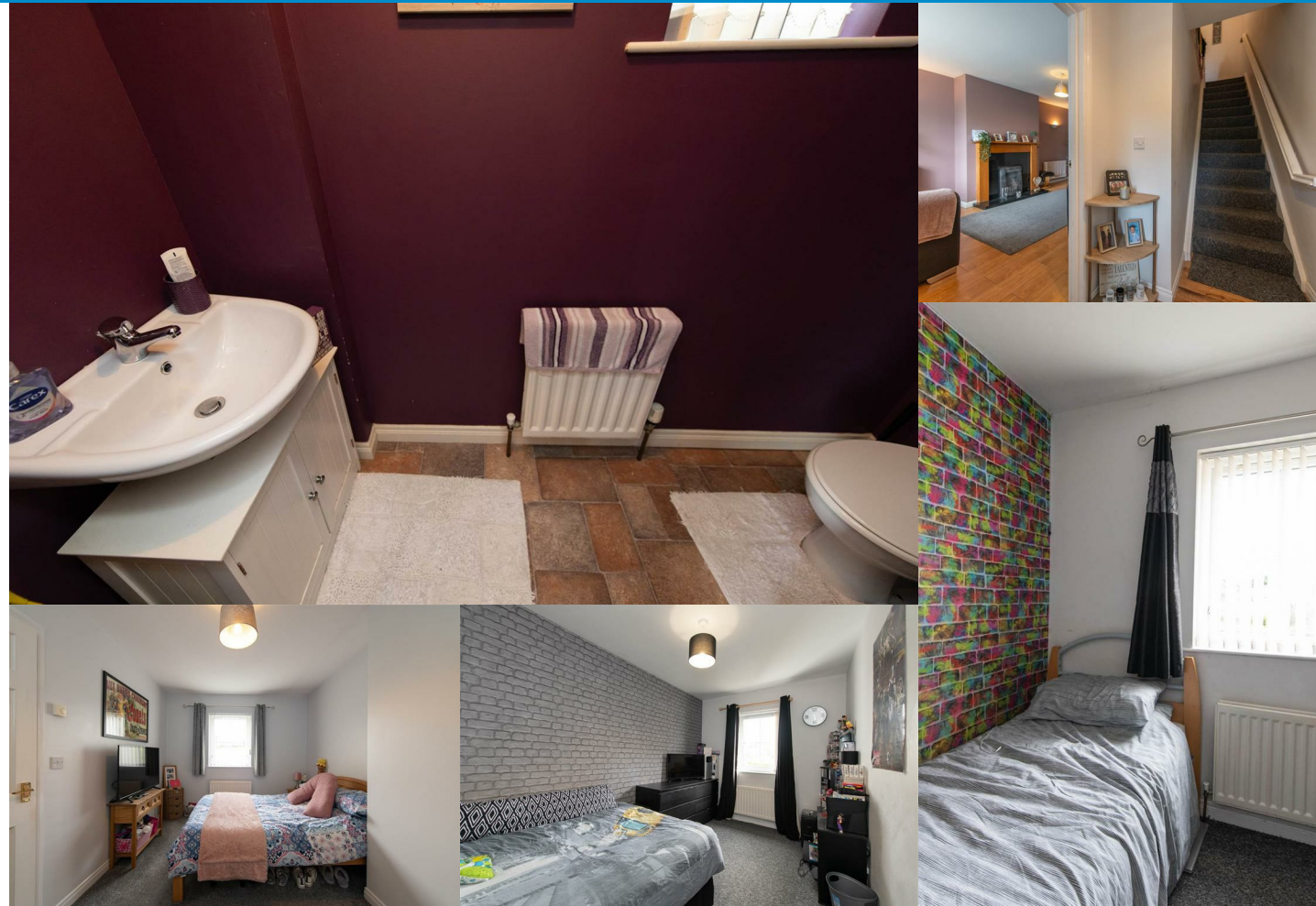
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





# 14 Drum Manor

Dromara, BT25 2JF



Directions

Fabulous first time home or investment opportunity with stunning semi detached home. Situated on the outskirts of Dromara on The Dundrum Road this property will provide the perfect village lifestyle but Dromara is conveniently located to local Towns such as Ballynahinch, Dromore & Hillsborough.

## GROUND FLOOR

Entrance porch leading into small entrance hallway with laminate flooring. The lounge also with laminate flooring, open fire and leads into the open plan kitchen/dining area. The kitchen is fitted with a good range of high and low level units comprising integrated hob & oven with space for washing machine & fridge freezer. Ground floor W.C accessed from kitchen.

## FIRST FLOOR

Three good sized bedrooms and a family bathroom comprising white three piece suite including the corner bath, W.C & wash hand basin.

## OUTSIDE

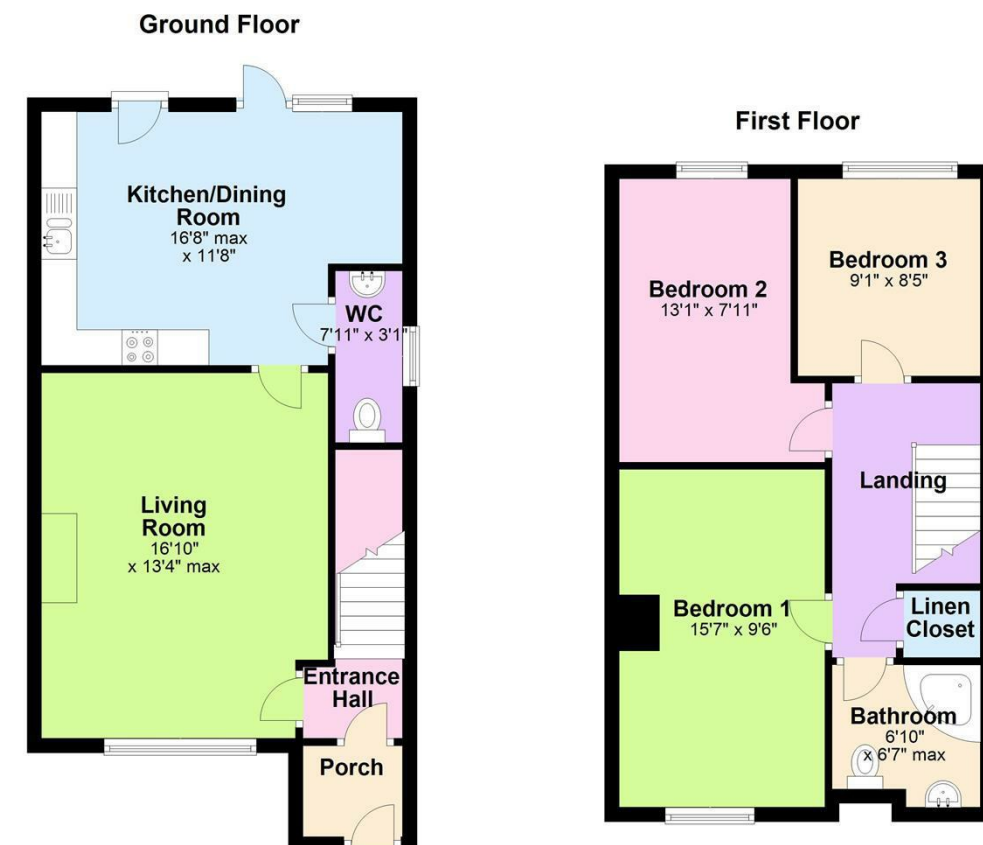
On street parking to front of property with a fully enclosed back garden with nice country views.

## 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@ritchiemclean.co.uk](mailto:laura.mcgeown@ritchiemclean.co.uk)

## CONTACT

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



14 Drum Manor, Dromara