

QUINN

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For any enquiry relating to this property, please contact

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25 Fruitvalley Road
Castlewellan
BT31 9RE

Offers Over
£450,000

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.

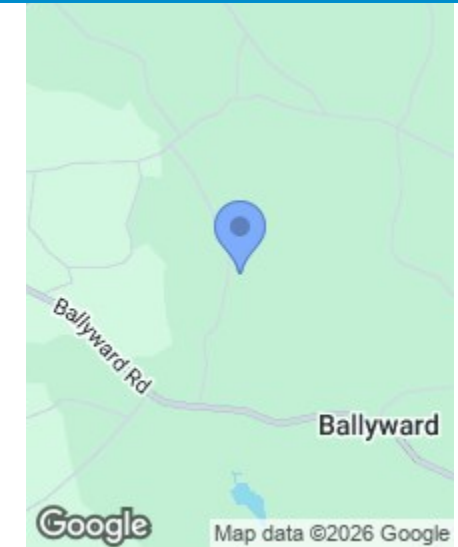
- Detached Family Home Approx 2870 Sq Ft
- Four First Floor Bedrooms
- Three Bedrooms with Ensuite, One with Large Dressing Room
- Two Reception Rooms & Study/Office Room
- Spacious, Modern Kitchen with Open Plan Dining Space
- Separate Utility Room with Ground Floor W.C
- First Floor Shower Room
- Situated on Approx 0.5 Acre Circa with a 0.1 Acre Paddock
- Built in 2014 & Move In Ready
- EPC - TBC

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			



25 Fruitvalley Road

Castlewellan, BT31 9RE



Directions

No 25 Fruitvalley Road is situated approximately 12 minutes from Castlewellan town centre and a 20 minute drive from Banbridge.

Nestled in the charming area of Ballyward, Castlewellan, this impressive detached house at 25 Fruitvalley Road offers a perfect blend of modern living and spacious comfort. Built in 2014, the property boasts a generous 2,872 square feet of living space, making it an ideal family home. Upon entering, you are greeted by two well-appointed reception rooms, providing ample space for relaxation and entertaining guests. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. With four spacious bedrooms, there is plenty of room for family members or guests, each offering a tranquil retreat at the end of the day. The property features three modern bathrooms, ensuring convenience for all residents. The contemporary design and high-quality finishes throughout the home reflect a commitment to comfort and style. Set in a peaceful neighbourhood, this residence is perfect for those seeking a serene lifestyle while still being within easy reach of local amenities and attractions. Whether you are enjoying a quiet evening in one of the reception rooms or hosting gatherings with friends and family, this home provides the ideal backdrop for creating lasting memories. In summary, 25 Fruitvalley Road is a remarkable property that combines modern elegance with practical living spaces, making it a wonderful opportunity for anyone looking to settle in the picturesque surroundings of Castlewellan.

GROUND FLOOR

Stunning entrance hallway with tiled flooring and striking Oak staircase. Ground floor W.C accessed from main hallway along with Lounge, comprising hard wood flooring, ample natural light and a perfectly placed multi fuel stove which is connected to heat and water. Study/Office space also accessed from main entrance hallway with laminate flooring. The Kitchen style is contemporary with space for stove and free standing fridge freezer, including integrated dishwasher. Nicely situated centre island for additional work space. Open plan to dining area with fully tiled floor throughout. Living room again with tiled flooring, high ceilings, patio doors and another perfectly placed multi fuel stove. Rear hallway with tiled flooring, line closet, access to back and a separate utility room with a range of low level modern units and tiled floor with space for washing machine & dryer.

FIRST FLOOR

Stunning solid oak staircase with carpet laid on stairs and landing areas. Landing with dual aspect windows allowing plenty of natural lighting onto the first floor. Bedroom one with carpet laid and front facing aspect, double wardrobe and ensuite with ensuite comprising corner shower cubicle, sink with vanity and W.C. Bedroom two accessed via fantastic dressing room area with laminate flooring and a further built in wardrobe within bedroom area. Bedroom three with side view aspect, built in wardrobe & carpet laid with the added benefit of the jack & jill ensuite accessed from bedroom three & four. Bedroom four with front facing aspect and laminate flooring. Jack & jill ensuite comprising tiled floor, part tiled walls, shower cubicle, wash hand basin with vanity and W.C. Family shower room again with lovely tiled flooring, walk in shower, sink with vanity, W.C & heated towel rail.

OUTSIDE

Situated on approx 0.5 of an acre and approached by a tranquil private avenue with tarmac laid, leading to property you have ample parking a detached garage with storeroom area inside and a further detached single garage. Additional extra with 0.1 acre paddock situated at the main entrance of No 25

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@ritchieclean.co.uk

CONTACT

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



25 Fruitvalley Road, Ballyward, Castlewellan