



10a Clanmaghery Court

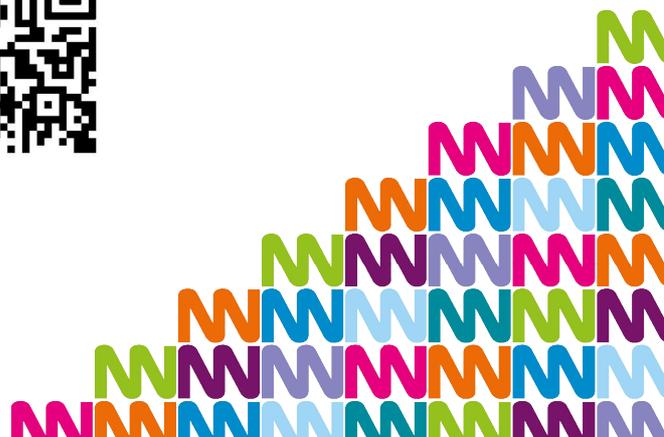
Ballykinler
BT30 8EZ

Offers In The Region Of
£139,950

- End Terrace Property
- 3 Bedroom
- 1 Bedroom with En-Suite
- Chain Free Sale
- Kitchen/Dining Room
- Living Room with Feature Fireplace
- Downstairs WC
- Easily Maintained Lawn to Front & Back
- Contact Aoibheann to Arrange A Viewing on 07710308955
- Call Donnan to arrange your financial advice on 07545576819



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





This 3 bed end terrace property in the village of Ballykinler comprises of living room, kitchen/dining room with patio doors leading to enclosed rear garden, and downstairs WC. On the first floor there are 3 bedrooms 1 with an en-suite, and a family bathroom.

Ballykinler is approximately 15 minutes drive from Downpatrick and Newcastle respectively, this is a beautifully presented chain-free home and is a welcomed addition to the thriving property market which is sure to appeal to a variety of purchasers.

Ground Floor

As you walk in to this property there is a lovely welcoming porch, to the left there is a large living area with a feature fireplace. There is also a door into the kitchen from the living room. The Kitchen/Dining room is nice and open, with patio doors which lets in lots of natural light. As you come back into the hallway from the kitchen there is a downstairs W.C - perfect for when you have visitors over.

First Floor

The first floor of the property comprises of 3 double bedrooms. The master bedroom has an ensuite, featuring a shower. There is also a family bathroom on the first floor.

Outside Area

There is an easily maintained garden to the back of the property, and an easily maintained lawn at the front of the property. There is also off street parking available for 2 cars.

Viewing

Early viewing is recommended, please contact Aoibheann in our Downpatrick office to arrange on 07710308955.

Financial Advice

We are most pleased to recommend Donnan Ritchie from Ritchie McLean Mortgage solutions for all your mortgage needs. You can contact him on 07545576819 or via email on donnan@ritchiemclean.co.uk



For any enquiry relating to this property, please contact

Aoibheann Dagens

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07710308955

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Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

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Downpatrick BT30 6LP
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

sales@quinnestateagents.com



10A Clanmaghery Court, Ballykinler, 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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