

3 The Square  
Ballynahinch  
BT24 8AE

49 - 51 Market Street  
Downpatrick  
BT30 6LP

3 Newry Street  
Banbridge  
BT32 3EA

Sales and lettings:  
[banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)  
[ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)  
[downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)  
[www.quinnestateagents.com](http://www.quinnestateagents.com)

# QUINN

Property Sales &  
Letting Specialists

T 028 9756 4400

T 028 4461 2100

T 028 4062 2226

Ground Floor



First Floor



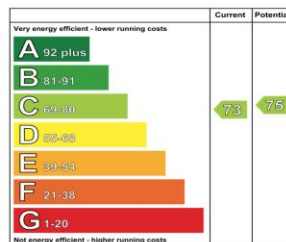
**3 Quillyburn Manor  
Dromore  
BT25 1FH**

**Offers In The Region Of  
£234,950**

Secure this home with our in house  
Financial Advisors Ritchie McLean.

- Fabulous Detached Home
- Two reception Rooms
- Large Open Plan Kitchen/Dining
- Separate Utility Room
- Ground Floor W.C
- Four Bedrooms, Two with Ensuite
- Family Bathroom with Roll Top Bath
- Detached Garage
- Move In Ready
- Early Viewing Highly Recommended

**RITCHIE**  
MORTGAGE **McLEAN**  
SOLUTIONS



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We are excited to present this amazing four bedroom home to the market. Situated in the quiet development on the Banbridge Road Dromore this house has a lot to offer the growing family. The property comprises spacious accommodation throughout with the benefit of not one but two ensuites upstairs. Outside the property has been extremely well maintained with the added extra of the detached garage and gated entrance to keep everyone secure. Due to the high demand for four bedroom homes im sure this wont wait about so call now to avoid disappointment. 028406 2226 or email [Banbridge@quinnestateagents.com](mailto:Banbridge@quinnestateagents.com)

### ACCOMMODATION COMPRISE

#### ENTRANCE HALL

Huge entrance hall with a stunning staircase and beautiful high gloss floor tiles.

#### LOUNGE

20' 5" x 12' 11" (6.22m x 3.94m)

Tiled floor with a striking brick fireplace and wood burning stove.

#### FAMILY ROOM

11' 5" x 15' 7" (3.48m x 4.75m)

Spacious family room with front view aspect.

#### KITCHEN/DINING

9' 11" x 25' 7" (3.02m x 7.8m)

Quality fitted kitchen with granite worktops, Belfast sink, built in dishwasher and with spaces for a range cooker and free standing american style fridge freezer. The room has recessed lighting over kitchen area and also benefit from the under unit lighting

#### UTILITY ROOM

6' 9" x 7' 10" (2.06m x 2.39m)

Fitted with high and low level units, stainless steel sink unit and finished with tiled flooring.

#### W.C

Fitted with a wash hand basin and W.C.

### FIRST FLOOR

#### BEDROOM ONE

14' 4" x 13' 6" (4.37m x 4.11m)

Built in storage & front view aspect.

#### ENSUITE

4' x 8' 4" (1.22m x 2.54m)

Double shower cubicle with W.C and wash hand basin.

#### BEDROOM TWO

11' 7" x 13' (3.53m x 3.96m)

Rear view aspect.

#### ENSUITE

9' 10" x 4' 6" (3m x 1.37m)

Double shower cubicle, wash hand basin & W.C.

#### BEDROOM THREE

9' 11" x 10' 5" (3.02m x 3.18m)

#### BEDROOM FOUR

8' 7" x 9' 8" (2.62m x 2.95m)

#### BATHROOM

9' 11" x 10' 2" (3.02m x 3.1m)

Tiled floor and fitted with W.C, wash hand basin, corner shower cubicle and fabulous free standing roll top bath.

#### OUTSIDE

Gated entrance with well maintained grass lawn to the front. Large tarmac driveway to the side leading to a fully enclosed and private rear garden with great little patio area to relax in.



#### Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspection of the property. None of the appliances or installations have been tested in anyway whatsoever. It is our recommendation that a purchaser should fully satisfy themselves by way of survey by an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room.

#### 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.