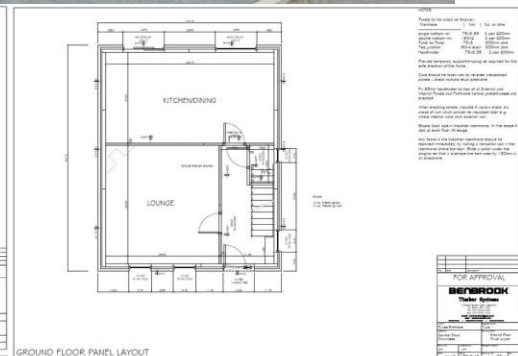




**FOR APPROVAL**  
**BENBROOK**  
 Timber Systems



**17A Cumber Park**  
**Drumaness**  
**Ballynahinch BT24 8GA**

**Asking Price Of**  
**£155,000**

Secure this home with our in house  
 Financial Advisors Welby & Associates.

- Detached Villa
- Sitting Room
- Kitchen with Dining Space
- Three Bedrooms including Master Bedroom  
 Ensuite
- Classic white bathroom suite
- UPVC Double Glazing
- Oil Fired Central Heating
- UPVC Front & Rear Doors
- UPVC Facia & Soffits
- Pressurised hot water system

**WA**  
 Welby & Associates  
 CHARTERED FINANCIAL PLANNERS



3 The Square  
Ballynahinch  
BT24 8AE

49 - 51 Market Street  
Downpatrick  
BT30 6LP

3 Newry Street  
Banbridge  
BT32 3EA

Sales and lettings:  
info@quinnestateagents.com  
[www.quinnestateagents.com](http://www.quinnestateagents.com)

T 028 9756 4400

T 028 4461 2100

T 028 4062 2226

A one off detached villa to be constructed in this popular development in the village of Drumaness.

The property will be built to the usual high standard expected of Dynes Bros.

This home well planned accommodation and will include choice of a quality kitchen, modern bathroom suite and the purchaser will be able to choose their own finishes for the individual touch.

#### ENTRANCE HALL

Cloakroom with wash hand basin and low flush w.c.

#### LOUNGE

15' 9" x 15' 0" (4.82m x 4.58m)

#### KITCHEN/DINING

22' 4" x 12' 1" (6.81m x 3.70m)

Choice of quality kitchen doors and worktops to include oven, hob, extractor & fridge freezer.

#### FIRST FLOOR

#### MASTER BEDROOM

14' 6" x 12' 8" (4.42m x 3.88m)

#### ENSUITE

8' 7" x 3' 4" (2.62m x 1.02m)

White suite comprising, wash hand basin, low flush w.c. & shower cubicle

#### BEDROOM 2

13' 5" x 11' 8" (4.10m x 3.58m)

#### BEDROOM 3

10' 2" x 10' 3" (3.10m x 3.14m)

(widest points)

#### BATHROOM

11' 2" x 5' 7" (3.41m x 1.72m)

White suite comprising panelled bath, wash hand basin & low flush w.c. choice of tiles.

#### OUTSIDE

Tarmac parking area, garden top soiled levelled and sown in grass.

#### 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 any way 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.