

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
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QUINN
Property Sales &
Letting Specialists

T 028 9756 4400

T 028 4461 2100

T 028 4062 2226

Specification for No 17 Station Rd Ballyward. 03-01-2019.

- Detached Dwelling Superstructure.
- To build superstructure of dwelling including ground floor/ first floor finish.
 - Slated roof finish.
- Yellow Brick Chimneys built to incorporate Railway heritage site opposite.
- Yellow Brick arched surrounds around front entrance door to incorporate Railway heritage site opposite.
- Plastered rendered finish on outside walls of dwelling (Rubbed up finish).
 - Black UPVC soffits & fascia boards.
 - Black UPVC moulded guttering & down-pipes.
- All cavity walls (150mm) insulated with High Performance Beaded Insulation to achieve maximum efficiency performance.
 - Black UPVC triple glazed windows.
- High Specification Ultra-Tech composite external doors on front entrance door, utility back entrance door & double patio doors.
 - Spray painted internal walls & ceilings.
 - Trap door entry to roofspace in Bedroom 3.
- High Performance liquid screed on ground floor of dwelling to enhance quick reaction times on underfloor heating system.
 - Stair case supplied & fitted to first floor entry.
 - Storm water drainage around dwelling connected & discharged.
 - Foul Water connected & discharged into septic tank in back garden.
 - Top soil spread, levelled & seeded around Dwelling.
 - Parameter fencing along wall of back garden.
- Parameter fencing from centre of garages to brick pillars where single driveways are formed.
 - Concrete kerbs from entrance pillars around dwelling parameter including pathways.
 - Blue quarry blinding from brick pillars at single driveway, around parameter of dwelling & garage.
 - Garage Superstructure.
 - To build superstructure of garage.
 - Roof Trusses on First Floor.
 - Slated Roof Finish.
- Yellow Brick arched surrounds around garage front door to incorporate Railway heritage site opposite.
 - 1no Roller Garage Door on front Entrance.
 - 1no external UPVC window & side door.
- Plastered rendered finish on outside walls of garage superstructure (Rubbed up finish).
 - Internal plastered walls & ceiling.
 - Black UPVC soffits & fascia boards.
 - Black UPVC moulded guttering & down-pipes.
 - Condensing oil boiler located inside garage.
 - Trap door on garage ceiling.



**17 Station Road
Castlewellan
BT31 9TU**

**Offers In The Region Of
£225,000**

Secure this home with our in house

Financial Advisors Ritchie McLean.

- Newly Constructed Detached Home
- Four Generous Bedrooms, Master Ensuite
- Two Reception Rooms
- Ground Floor Shower Room
- Open Plan Kitchen/ Dining Area
- Separate Utility Room
- Builders Finish
- Under Floor Heating to Ground Floor
- Detached Garage
- Early Viewing Highly Recommended

RITCHIE
MORTGAGE **McLEAN**
SOLUTIONS



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This impeccable newly constructed property is situated on the Station Road Ballyward which is only a short drive to Castlewellan, Rathfriland or Banbridge. This 2500 sq ft property comprises four double bedrooms, master ensuite, family bathroom, two reception rooms, open plan kitchen/ dining area, utility room, ground floor shower room and a detached garage. The property has been constructed by AC Rice Contracts Ltd and finished to the high standards throughout. The property is being sold as seen. Call 028406 22226 now to avoid disappointment.

**ACCOMMODATION
COMPRISES**

ENTRANCE HALL
17' 8" x 9' 10"
(5.38m x 3m)

SITTING ROOM
13' 5" x 15' 3"
(4.09m x 4.65m)

LIVING ROOM
13' 5" x 13' 9"
(4.09m x 4.19m)

KITCHEN/DINING ROOM
26' 10" x 14' 10"
(8.18m x 4.52m)

UTILITY ROOM
10' 2" x 9' 0"
(3.1m x 2.74m)

SHOWER ROOM
10' 2" x 3' 11"
(3.1m x 1.19m)

FIRST FLOOR

MASTER BEDROOM
13' 5" x 13' 9"
(4.09m x 4.19m)

ENSUITE
6' 10" x 6' 6"
(2.08m x 1.98m)

BEDROOM TWO
13' 5" x 13' 9"
(4.09m x 4.19m)

BEDROOM THREE
13' 6" x 13' 3"
(4.11m x 4.04m)

BEDROOM FOUR
13' 5" x 9' 8"
(4.09m x 2.95m)

BATHROOM
9' 10" x 9' 8"
(3m x 2.95m)

DETACHED GARAGE



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.

