



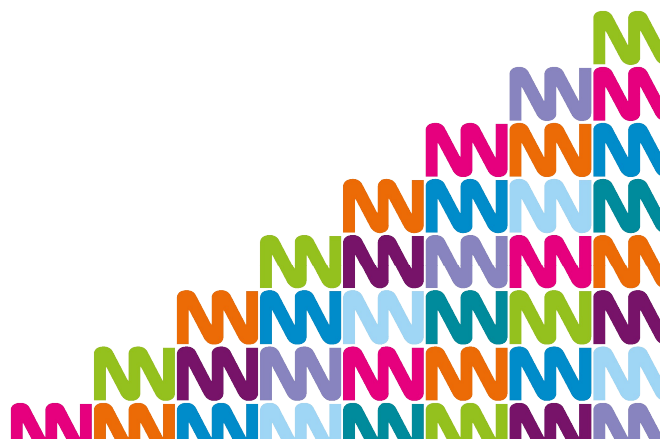
## 4 Mount Eden

Ballynahinch  
BT24 8DL

£650 PCM

- Mid Terraced
- Two Bedrooms
- Modern Kitchen
- Lounge with Dining Space
- Close to Town Centre
- Enclosed Rear Yard
- Strictly No Pets
- Available Immediately
- Property is Unfurnished
- For an application form email [ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





We are pleased to present this well-appointed property located in Ballynahinch Market Town within close proximity to schools, bus routes and the town centre.

This property boasts a fully fitted modern kitchen with oven and hob, lounge with dining area, rear hall with access to enclosed yard. Upstairs there are two bedrooms and bathroom with electric shower over bath. The property also includes oil fired central heating and is has PVC double glazing.

For an application form please email [ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)



For any enquiry relating to this property, please contact

**Lyndsay McQuoid**

[lyndsay@quinnestateagents.com](mailto:lyndsay@quinnestateagents.com)  
07751667239

#### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB

**028 9756 4400**

#### Downpatrick Branch

49 - 51 Market Street  
Downpatrick BT30 6LP

**028 4461 2100**

#### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS

**028 4062 2226**

#### Carryduff Branch

14B Ballynahinch Road  
Carryduff BT8 8DN

**028 9081 2422**

#### General Enquiries

[ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)

**QUINN**  
Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)

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.