



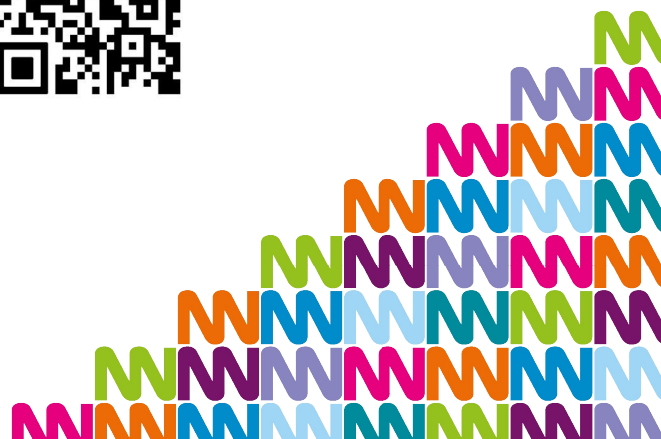
**32 Hillcrest Drive**  
Ballynahinch  
BT24 8HE

**Offers In The Region Of  
£105,000**

- Ideal First Time Buy or Investment
- Three Bedrooms
- Spacious Lounge
- Open Plan Kitchen Dining
- Separate Utility Room
- Modern Bathroom
- Patio Area
- Enclosed Rear Garden
- Block Build Shed
- Ideally Located



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	45	71







This delightful ground floor maisonette apartment presents an excellent opportunity for first-time buyers or investors. The apartment features a layout that is practical and functional, making it an ideal choice. One of the standout features of this property is the extensive enclosed rear garden. Additionally, the garden includes a purpose-built shed, currently utilised as a home gym, offering a unique and versatile space or serve as extra storage.

Situated within a short walk of local amenities and schools, this apartment is perfectly positioned for convenience and accessibility. Whether you are looking to settle down in a friendly community or seeking a promising investment opportunity, this property ticks all the boxes.

### Accommodation

The property comprises entrance hall, living room with electric fire, kitchen with integrated hob, oven and fridge freezer. The kitchen offers access to the enclosed rear garden. On the first floor there are three bedrooms and bathroom with shower over bath. Outside there is an extensive enclosed rear garden with patio area and purpose built block shed.

### Location

Located centrally in Ballynahinch the house provides excellent walking access to local amenities including schools and shops. The location lends ideally to those who wish to commute for work in Lisburn, Belfast, Downpatrick and other surrounding area's.

### Mortgage Advice

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McLean from Ritchie & McLean Mortgage Solutions on 07731435310 or email Laura on [laura@ritchiemclean.co.uk](mailto:laura@ritchiemclean.co.uk)

### Contact

To book a viewing please contact Carrie on 02897564400/07803626095 or email - [ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)



For any enquiry relating to this property, please contact

**Carrie Mackin**

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07803626095

### 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)



32 Hillcrest Drive, Ballynahinch

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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