



9 Riverview Heights

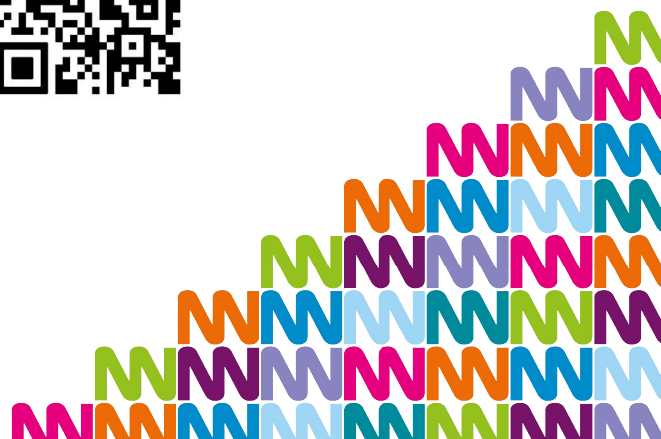
Ballynahinch
BT24 8US

Offers In The Region Of
£185,000

- Semi Detached Home
- Beautifully Presented Throughout
- Excellent First Time Buy or Investment
- Three Bedrooms
- Spacious Living
- Convenient Location
- Downstairs WC
- Enclosed Rear Garden
- Off Street Parking
- EPC 71/C



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





This beautifully presented property is ideally situated on the edge of town, making it perfect for those who commute while still being within walking distance to local amenities and the town centre.

Offering three bedrooms, with master ensuite and convenience of a downstairs WC. One of the standout features is the enclosed rear garden, which includes a delightful pergola and a patio area, perfect for enjoying the outdoors.

Additionally, the property benefits from off-street parking, a valuable asset in this area. Whether you are a first-time buyer looking to make your mark on the property ladder or an investor seeking a promising opportunity, this home is ready for you to simply move in and enjoy.

Accommodation

The ground floor of the property comprises bright entrance hall with downstairs W.C, living room with woodburning stove, open plan kitchen dining area with integrated hob, oven, fridge freezer and recess for washing machine. From the kitchen you can access the enclosed rear garden with featured pergola. On the first floor there are three bedrooms (master ensuite) and a family bathroom.

Location

Accessible to Ballynahinch town centre, the property sits in a convenient location and local schools, shops and recreational facilities are all within walking distance. The property would suit well to those commuting daily to Lisburn and Belfast with little distance to main travel routes.

Mortgage Advice

If you require financial advice to buy this property, we are more than happy to recommend Laura Mclean from Ritchie & Mclean Mortgage Solutions. Laura can be contacted on 07731435310

Contact

For more information or to schedule your own private appointment to see this property, please call Carrie on 02897564400 today or email all enquiries to ballynahinch@quinnestateagents.com



For any enquiry relating to this property, please contact

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General Enquiries

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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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