



48 Croob Park

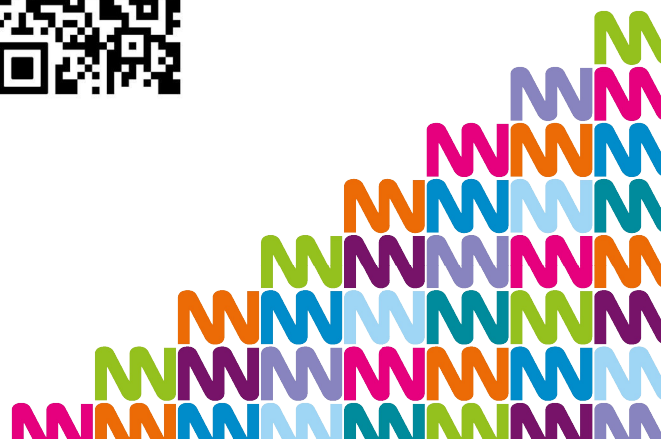
Ballynahinch
BT24 8BB

Offers In The Region Of
£139,950

- Semi Detached Home
- Three Bedrooms
- Ideal First Time Buy or Investment
- Well Presented Throughout
- Living Room with Open Fire
- Ground Floor Bathroom
- Enclosed Rear Garden
- Oil Fired Central Heating
- Conveniently Located
- Chain Free Sale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Located in the area of Croob Park, Ballynahinch, this delightful semi-detached house presents an excellent opportunity for first-time buyers or investors.

With three generously sized bedrooms, this home offers ample accommodation for families or those seeking extra space. The ground floor bathroom adds to the convenience of the property, making it suitable for everyday living.

The house is ideally situated within walking distance of the town's amenities and schools, ensuring that all essential services are easily accessible. This prime location enhances the appeal of the property, making it a practical choice for those who value community and convenience.

The property is offered for sale chain-free, allowing for a smooth transition into your new home. It is move-in ready, meaning you can settle in without the need for extensive renovations or repairs.

Outside, the enclosed rear garden provides a private space for outdoor activities, while the low-maintenance front garden ensures that you can enjoy your home without the burden of excessive upkeep. Additionally, there is outside storage available.

Accommodation

The property comprises hallway, living room with open fire, kitchen/dining room with a range of high and low level units with recess for a fridge freezer, freestanding cooker and washing machine. Bathroom with shower over bath. On the first floor there are three sizeable bedrooms, with bedroom one benefiting from built in storage.

Location

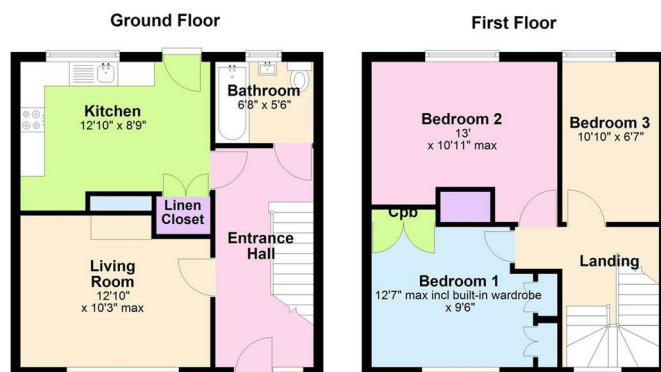
Located off the Grove Road on the west side of Ballynahinch, Croob Park is conveniently placed to access amenities in the centre of town. Ballynahinch is also an excellent connective point for those who will be commuting to nearby locations such as Belfast, Lisburn, Banbridge and Downpatrick.

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

Contact

To book a viewing please contact Carrie on 02897564400 or email - ballynahinch@quinnestateagents.com



48 Croob Park, 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.



For any enquiry relating to this property, please contact

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