



## 32 Ashburn

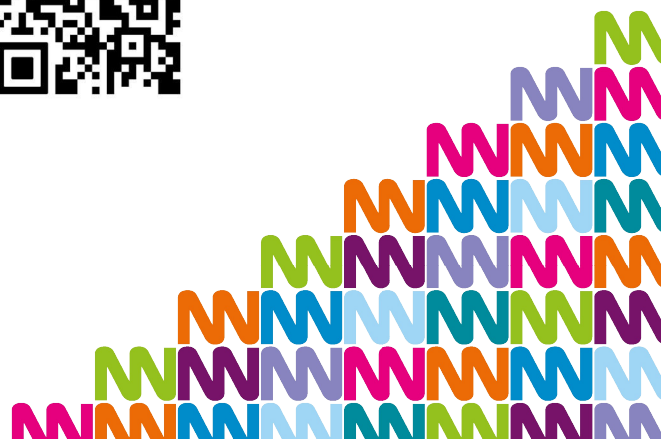
Ballynahinch  
BT24 8DQ

Offers In The Region Of  
£190,000

- Beautifully Presented Throughout
- Semi Detached Home
- Three Bedrooms
- Lounge with Open Fire
- Open Plan Kitchen Dining
- Utility Area
- Enclosed Rear Garden
- Detached Garage with Loft
- Gas Central Heating
- 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 semi-detached home is a perfect family home. With three well-proportioned bedrooms, this property offers ample space. The house is move-in ready, allowing you to settle in without any hassle.

The location on Magheraknock Road is particularly convenient, providing easy access to local amenities while maintaining a peaceful atmosphere in a quiet cul-de-sac. The enclosed rear garden is a delightful feature, offering a private outdoor space. Additionally, the detached garage includes loft space, providing extra storage or potential for a workshop.

This property is ideal for those seeking a blend of comfort and practicality in a desirable neighbourhood. With its attractive presentation and thoughtful layout, it is sure to appeal to many.

### Accommodation

The accommodation comprises a bright entrance hall with understairs utility area, lounge with open fire, kitchen with a range of low and high level units with integrated hob, oven and recess for free standing fridge freezer and dishwasher. On the first floor there are three bedrooms, bathroom with shower over bath and linen closet. Outside to the front of the property the garden is laid in lawn with driveway, leading to the detached garage with additional loft space. The rear garden is enclosed with decked patio area.

### Location

Located off the Magheraknock Road and within walking distance to the town centre of Ballynahinch. This property also offers a great connective route to Belfast, Lisburn and further afield.

### 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 or email - [ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)



32 Ashburn, 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

**Carrie Mackin**

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

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