

# QUINN

Estate Agents



## 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



For any enquiry relating to  
this property, please contact

Carrie Mackin

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61A Belfast Road  
Ballynahinch  
BT24 8EB

Offers In The Region Of  
£325,000

### 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

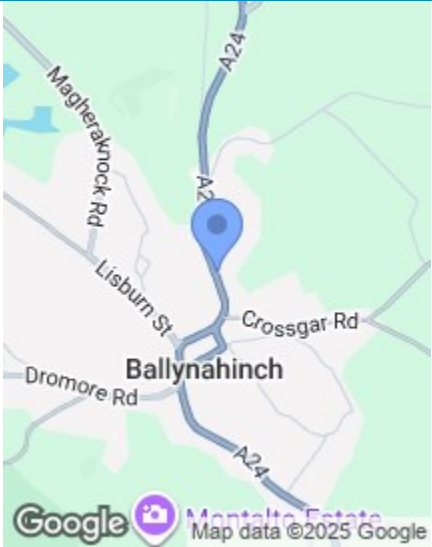
As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

- Detached Bungalow
- Ideally Located
- Four Bedrooms
- Master to Include Ensuite and Walk in Wardrobe
- Two Reception
- Open Plan Kitchen/ Dining
- Utility Room
- Integral Garage with Store Room
- Extensive Gardens
- Oil Fired Central Heating

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







Situated on the Belfast Road, this detached bungalow presents an excellent opportunity for those seeking a spacious family home. The private site ensures a sense of seclusion while still being conveniently located near the town's amenities. Ready for new owners to infuse their personal style and make it their own, this home is a rare find making it an ideal choice for anyone looking to settle in Ballynahinch. With two reception rooms and four well-proportioned bedrooms, including a master suite complete with an ensuite bathroom and a walk-in wardrobe. The property also benefits from a large integral garage, located on the lower ground floor with ample storage space, complemented by a useful store room and a utility room, enhancing the practicality of the home.

Accommodation

The property comprises entrance porch, entrance hall, living room with open fire, family room, open plan kitchen dining area. The kitchen benefits from a range of high and low level units with an integrated oven, hob and recess for a fridge Freezer. The kitchen also offers access to the family room and conservatory, that leads to the garden. There are four bedrooms, the primary bedroom to include ensuite and walk in wardrobe, two of the other three bedrooms also benefit from built in storage, a refurbished bathroom with freestanding bath and separate shower. From the first floor there is an inner staircase to the lower ground floor leading to the integral garage, store room and utility room with external door.

Outside

Situated on the outskirts of Ballynahinch town, this property is ideally located for those commuting to nearby areas such as Carryduff, Saintfield and Belfast. Furthermore, all essential amenities are within walking distance, ensuring that everything you need is conveniently close at hand. The property is approached by a gated entrance, boasting a spacious tarmac driveway with wrap-around gardens that are meticulously maintained. These gardens not only enhance the aesthetic appeal of the home but also provide a sense of privacy and seclusion.

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)

