



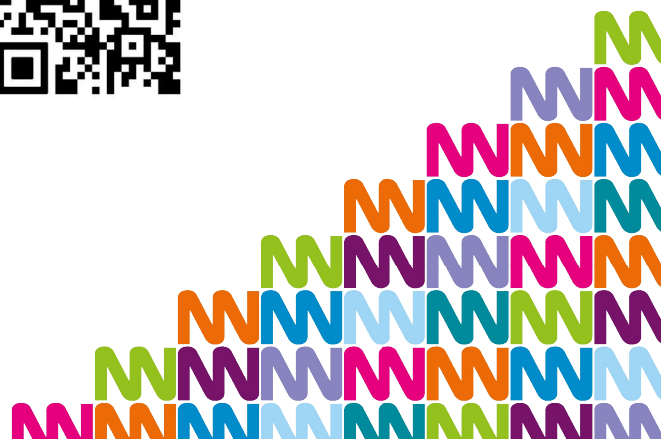
**126 Crawfordstown Road**  
Ballynahinch  
BT24 8NA

**Offers In The Region Of  
£165,000**

- End Terrace Home with Garage
- Three Bedrooms
- Spacious Lounge with Solid Wood Floor
- Open Plan Kitchen Dining
- First Floor Shower Room
- Ground Floor WC
- Enclosed Rear Garden
- Detached Garage
- Ideal First Time or Investment Property
- Chain Free Sale



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		





This home is move-in ready, yet it also serves as a blank canvas, inviting you to personalise and make it your own. Located in the village of Drumaness, Ballynahinch, this delightful three-bed end-terrace house on Crawfordstown Road presents an excellent opportunity for first-time buyers and investors alike.

Being sold chain-free, this property offers a smooth and straightforward purchasing process, allowing you to settle in without delay. The location is ideal, with local amenities just a short walk away, and neighbouring towns easily accessible by car or public transport, ensuring you have everything you need within reach.

One of the standout features of this home is the detached garage at the rear, complete with an electric roller door, providing secure parking for one vehicle and additional storage space. The house has been thoughtfully designed to include a ground floor disabled toilet, added in 2023, enhancing its accessibility and convenience.

### Accommodation

The property comprises entrance hall, front aspect lounge, open plan kitchen dining room. The kitchen offers a range of high and low level units with integrated double oven, hob and recess for washing machine. From the kitchen you can access the rear hall, WC and rear garden. On the first floor there are three sizeable bedrooms and shower room.

### Outside

Outside the gardens are low maintenance to the front and rear with detached garage. The garage benefits from an electric roller door.

### 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](mailto:ballynahinch@quinnestateagents.com)



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)

**QUINN**  
Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)