



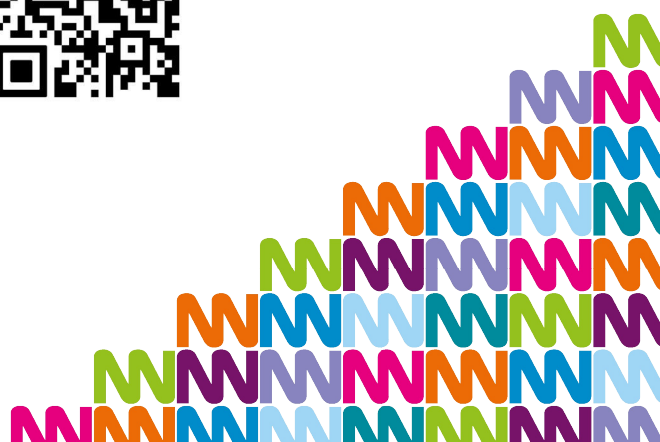
33 Hillside
Ballynahinch
BT24 8PS

**Offers In The Region Of
£169,950**

- Semi Detached Home
- Three Bedrooms
- Spacious Lounge with Electric Fire
- Dining Room
- Utility Room
- Covered Yard with WC
- Integral Garage
- Enclosed Rear Garden
- Off Street Parking
- OFCH



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		
	60	74





Located in Spa, Ballynahinch, this charming semi-detached house presents an ideal opportunity for first-time buyers seeking a ready-to-move-in home. The property offers flexible accommodation that can easily adapt to your lifestyle needs.

The residence boasts three well-proportioned bedrooms, providing ample space to ensure comfort and convenience. Additionally, the property includes a utility room and a covered yard, enhancing practicality for everyday living.

Outside, you will find an enclosed rear garden, perfect for enjoying the outdoors in privacy, as well as off-street parking and an integral garage, which adds to the convenience of this well-cared-for home.

This property is not only a lovely place to live but also benefits from its peaceful surroundings, with its thoughtful layout and desirable features, this home is sure to appeal to those looking for a blend of comfort and functionality in a serene setting.

Accommodation

The property comprises to the ground floor, front porch, entrance hall, living room, kitchen, dining room and utility room that offers access to the integral garage, covered yard/WC and rear garden. On the first floor there are three bedrooms with two benefiting from built in wardrobes, shower room and linen closet.

Location

This property is located in the historical hamlet of Spa, a highly sought after area with walking grounds such as Montalto Estate on your doorstep. Conveniently located for both commuters and those who wish to access other surrounding towns such as Ballynahinch. A selection of primary and pre-schools are close by along with other recreation amenities such as a stunning golf course.

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 02897564400/07803626095 or email - ballynahinch@quinnestateagents.com



For any enquiry relating to this property, please contact

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33 Hillside, Spa, 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.

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