



15 Windmill Gardens

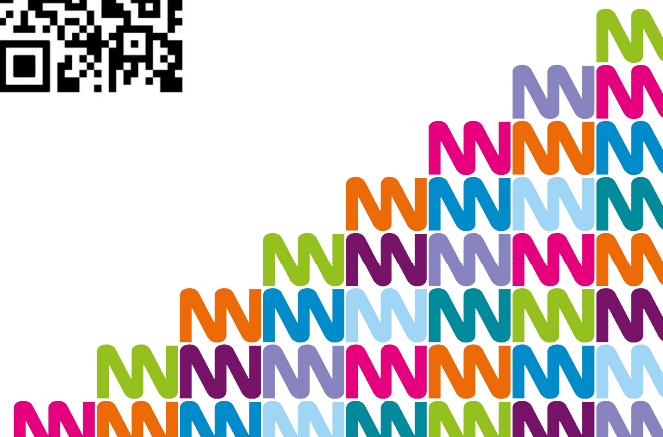
Ballynahinch
BT24 8EP

Offers In The
Region Of £135,000

- Perfect First Time Buy or Investment
- Recently Decorated with Modern Finishes
- Lounge with Brand New Open Fire & Fireplace
- Open Plan Kitchen Dining Area
- Newly Fitted Kitchen Doors & Worktops
- Three Spacious Bedrooms
- Newly Fitted Bathroom
- Enclosed Patio Area
- 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 | 65 | 74 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |





15 Windmill Gardens is a spacious home located just off the Crossgar Road in Ballynahinch. This is a property which would be a perfect first-time buy or for those seeking a sound investment opportunity.

As you step inside, you will find a well-proportioned living room with a newly fitted fireplace, open fire and new oak style flooring. The house boasts three comfortable bedrooms, providing ample space for family living. The newly fitted bathroom is a standout feature and includes a new electric shower fitted over the bath.

The kitchen has also been recently updated, with new doors and worktops that enhance its appeal. and also includes plenty of space for dining. The property has been tastefully decorated throughout with neutral colours making it move-in ready for its new owners.

Accommodation

On the ground floor you enter an entrance hall with tiled floor leading to the living room which features a newly installed fireplace and oak flooring. From there you can access the kitchen/dining area and the back door to the patio area. On the first floor is three spacious bedrooms, one with rear aspect and two others with front aspect. The bedrooms have been newly carpeted and painted throughout. There is also a bathroom with newly fitted white suite, chrome towel rail and electric shower.

Outside

To the front of the property is a garden laid in lawn and fenced in with feature flowerbed surrounding the bay window. At the rear of the property (which can be accessed from the kitchen or from the

external entry) is a flagged patio area on two levels and fully enclosed. There is also a built shed which has just had a new roof covering fitted and includes the oil boiler.

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

Additional Info

Under current legislation, we must inform all interested parties that the vendor (owner) of this property is an employee of Quinn Estate Agents.



QUINN

For any enquiry relating to this property, please contact

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General Enquiries

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Ground Floor



First Floor



15 Windmill Gardens, 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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