



9 Hillside

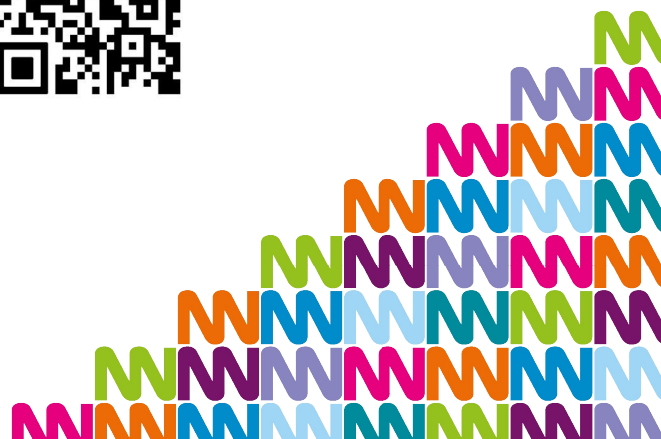
Ballynahinch
BT24 8PS

Offers In The Region Of
£150,000

- Semi Detached Home
- Two Bedrooms
- Lounge with Open Fire
- Modern Kitchen & Bathroom
- Downstairs WC
- Fully Double Glazed
- Gas Central Heating
- Extensive Rear Garden with Patio Area
- Desirable Location
- Chain Free Sale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Located in the charming hamlet of Spa, Ballynahinch, this delightful semi-detached house offers two well-proportioned bedrooms and a modern bathroom, this home is ideal for first-time buyers, investors, or those looking to downsize. The house is move-in ready, allowing new owners to settle in without delay.

One of the standout features of this property is its extensive rear garden, which presents a wonderful opportunity for gardening enthusiasts or those considering an extension, subject to planning approval. The garden is a blank canvas, ready for you to create your own outdoor space.

Situated close to the picturesque Montalto Estate, this property not only offers a tranquil setting but also easy access to beautiful walks and a short drive to all local amenities.

Accommodation

The property comprises entrance hall, living room with open fire, through rear hallway with access to the kitchen, WC and rear garden. The kitchen offers an integrated fridge freezer, hob, oven and recess for a washing machine. On the first floor there are two bedrooms and modern bathroom with shower over bath

Outside

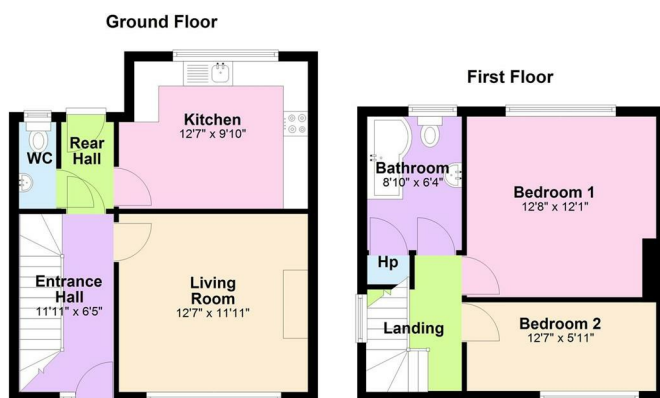
Externally the property benefits from an easily maintained enclosed front garden laid in lawn and extensive rear garden laid in lawn with designated patio areas and block build shed.

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, please call Carrie on 02897564400 today or email all enquiries to ballynahinch@quinnestateagents.com



9 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.



For any enquiry relating to this property, please contact

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