



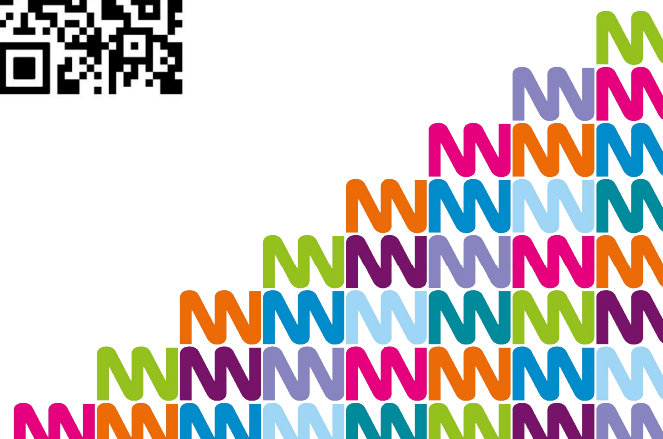
12 Edenavaddy Road
Ballynahinch
BT24 8JJ

**Offers In The
Region Of £199,950**

- Building Site with Outline Planning
- Pre Fabricated Building on Site with Three Bedrooms
- Floorplan of Pre Fab in Pictures
- To Include Opposing 3.5-acre land parcel
- Panning Ref LA07/2024/0032/0
- Versatile Outbuilding
- Private Access
- Mature Gardens with Undisturbed Views
- Cash offers only:
- 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





This site presents a remarkable opportunity for those seeking to create their dream home. Ideally situated on the edge of Ballynahinch town, the property boasts a tranquil setting while remaining conveniently close to local amenities.

This combination of an approx. 0.5-acre building site with outline planning permission and an additional approx. 3.5-acre field opposite represents a prime opportunity for a bespoke rural residential development or a smallholding. Additionally, the site benefits from a pre-fabricated three-bedroom building, providing immediate accommodation or a potential starting point for your renovation plans.

With private access, this site offers a sense of seclusion while still being within easy reach of the vibrant community of Ballynahinch. This is an incredible opportunity to bring your vision to life in a desirable location.

Accommodation

The Pre fabricated building on site comprises, entrance hall with storage, living room with double doors to the dining room, kitchen, utility room and WC. From the utility room you have an external door to the rear of the property. There are three sizeable bedrooms with the master bedroom to include an ensuite. Bathroom with separate shower.

Outside

The site is approached via double gates onto a tarmacked drive. The property is surrounded by mature gardens on a half an acre site with a field across the road.

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



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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