



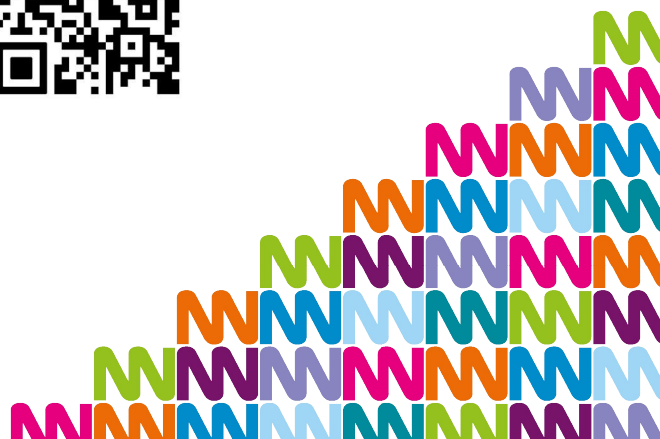
19 Ashburn
 Ballynahinch
 BT24 8DQ

**Offers In The Region Of
 £199,950**

- Semi Detached Home
- Beautifully Presented Throughout
- Three Bedrooms
- Spacious Lounge with Stove
- Open Plan Kitchen/Living/Dining
- Ground Floor WC
- Enclosed Rear Garden with Decked Patio Area
- Detached Garage
- Off Street Parking
- 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





This beautifully presented semi-detached house is an ideal home for those seeking comfort and convenience.

The layout of the home is particularly appealing, as it allows for a seamless transition from indoor living to the delightful garden. The low-maintenance gardens at both the front and rear provide a lovely setting without the burden of extensive upkeep, allowing you to spend more time enjoying your surroundings.

This property is ideally located within walking distance to the town centre, where you will find a variety of local amenities to cater to your everyday needs. Furthermore, for those who commute, the M1 motorway is conveniently accessible within just ten minutes, making travel to nearby areas straightforward and efficient.

In summary, this semi-detached house in Ashburn is not only beautifully presented but also offers a practical and inviting living space. With its excellent location and low-maintenance gardens, it is truly a home that you can simply move into and enjoy.

Accommodation

The accommodation comprises a bright entrance hall with WC, front aspect lounge with Multi-fuel burning stove and featured brick backdrop. The heart of the house is the open-plan kitchen and living area, where patio doors open directly to the garden. The kitchen is well-equipped with high and low-level units, an integrated dishwasher, and freestanding electric cooker.

Upstairs, you'll find three bedrooms, a family bathroom with a shower over the bath, and linen closet. The loft is easily accessible via a fitted ladder. Outside to the front of the property the garden is laid in lawn with driveway, leading to the detached garage with utility space and roller door. The rear garden is enclosed with decked patio area.

Location

Located off the Magheraknock Road and within walking distance to the town centre of Ballynahinch. This property also offers a great connective route to Belfast, Lisburn and further afield.

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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19 Ashburn, 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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