



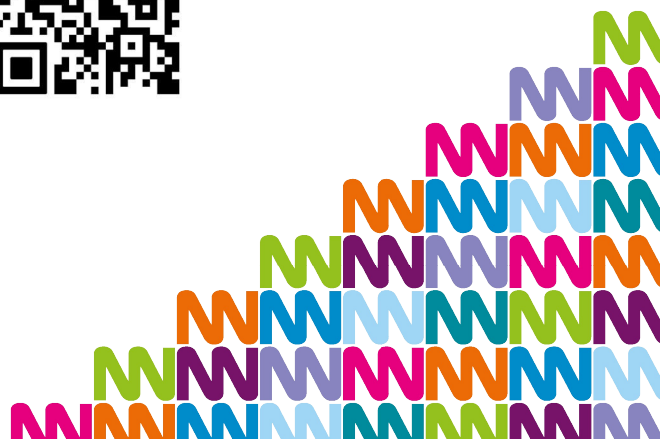
3 Craigs Road
 Ballynahinch
 BT24 8PQ

**Offers In The Region Of
 £175,000**

- Semi Detached Home
- Three Bedrooms
- Lounge with Woodburning Stove
- Open Plan Kitchen/Dining
- Ground Floor Bedroom and Bathroom
- Gas Heating
- Detached Garage with Utility Area
- Off Street Parking
- Enclosed Rear Garden
- Chain Free Sale



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





This semi-detached house presents an excellent opportunity for those seeking a modern and comfortable home, perfect for families or individuals looking for space and convenience.

The house has recently undergone upgrades, including the installation of gas heating, The modern touches enhance the overall appeal, making it a delightful place to call home.

Situated on the edge of Ballynahinch town centre, this property benefits from a prime location that offers easy access to local amenities, shops, and services. The convenience of off-street parking adds to the practicality of this home, while the detached garage and enclosed rear garden provide a private outdoor space.

This property is being offered for sale chain-free, allowing for a smooth transition for its next owners.

Accommodation

The ground floor comprises entrance hall leading into a spacious lounge, featuring a woodburning stove and bespoke built-in alcove units. At the heart of the home is an open-plan kitchen and dining area, complete with a walk-in storage cupboard, integrated dishwasher, and dedicated space for a freestanding hob and fridge-freezer. This ground floor is completed by a versatile ground-floor bedroom and family bathroom with a shower over the bath. Upstairs, the first floor offers two further bedrooms, both benefiting from built wardrobes.

Outside

The property offers off-street parking and a fully enclosed rear garden. A standout feature is the detached garage, which includes a roller door, side access, a utility area, and a WC. Previously used for home working the garage provides an excellent space for remote work.

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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3 Craigs Road, 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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