



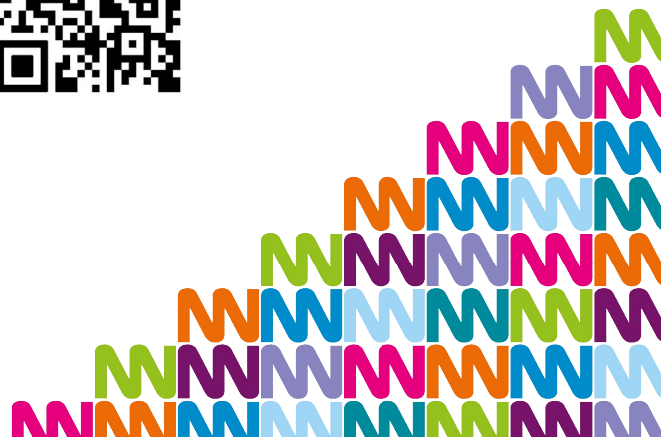
15 The Grove
 Ballynahinch
 BT24 8HW

**Offers In The Region Of
 £210,000**

- Semi Detached Home
- Garage with Roller Door
- Three Bedrooms
- Master Bedroom to Include Ensuite and built in Storage
- Front Aspect Lounge with Open Fire
- Open Plan Kitchen Dining Area
- Enclosed Rear Garden
- Off Street Parking
- Newly Fitted External doors
- EPC TBC



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 charming semi-detached house offers a perfect blend of comfort and modern living. Built in 1999, the property boasts a well-designed layout making it an ideal home for families or those seeking extra space.

The current owners have made several thoughtful upgrades recently, including the installation of new external doors, a stylish fireplace, and enhancements to both the main bathroom and the ensuite. These improvements not only elevate the aesthetic appeal of the home but also ensure a contemporary living experience.

One of the standout features of this property is the outdoor space, which includes a delightful sauna and hot tub. The owners are open to negotiating these additions as part of the sale, providing an excellent opportunity for the new occupants to enjoy relaxation and leisure right at home.

Situated in a sought-after area, this semi-detached home is ready for its new owners to move in and personalise it to their taste. With its peaceful surroundings and modern conveniences don't miss the chance to make this lovely house your new home.

Accommodation

The property comprises entrance hall leading to the kitchen, living room and first floor. The front aspect living room benefits from a newly fitted fire and surround with double doors to the kitchen. The open plan kitchen dining area offers a range of high and low level units with integrated hob oven, under counter fridge and recess for a dishwasher. The kitchen provides access to the rear garden with double patio doors and side external door to the driveway and garage. On the First floor there are three bedrooms with the master to include ensuite and bathroom with Jacuzzi bath.

Outside

Featuring front and rear lawned gardens and convenient off-street parking, this property includes a detached garage equipped with a roller door, side access, and a dedicated utility area.

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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15 The Grove, 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.