



23 Craigs Road
 Ballynahinch
 BT24 8PQ

**Offers In The Region Of
 £185,000**

- Semi Detached Home
- Three Bedrooms
- Open Plan Living/Dining
- Utility Room
- First Floor Shower Room
- Integral Garage
- Enclosed Rear Garden
- Off Street Parking
- Oil Fired Central Heating
- EPC 58/D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





This delightful semi-detached house, presents an excellent opportunity for first-time buyers and is ideally situated on the edge of town. Residents will appreciate the short walk to local amenities, including shops, schools, and parks, making it an ideal location. The accessibility to commuting routes further enhances its appeal, ensuring that you are well-connected to surrounding areas.

This home is ready for you to simply move in and make it your own. With its inviting atmosphere and practical layout, it is a wonderful choice for those looking to establish themselves in a welcoming community.

Accommodation

The ground floor of this property features an inviting entrance hall and a spacious lounge and dining area, complete with an open fire and dual-aspect windows that lead through to the kitchen. The kitchen is well-equipped with a range of high- and low-level units, including an integrated hob, oven, and dishwasher. Practicality is enhanced by a separate utility room and an integral garage with a roller door. Upstairs, the first floor offers three bedrooms, each with built-in wardrobes, a shower room, and a linen closet. Externally, the property provides off-street parking alongside low-maintenance enclosed gardens to both the front and rear.

Location

The property is situated in the popular Carlisle Park area and within walking distance from Ballynahinch town centre and convenient to shops, schools & main bus routes and ideally located for commuting to neighbouring towns/cities.

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 or to schedule your own private appointment to see this property, please call Carrie on 02897564400 today or email all enquiries to ballynahinch@quinnestateagents.com



For any enquiry relating to this property, please contact

Carrie Mackin

carrie@quinnestateagents.com
07803626095

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB

028 9756 4400

Downpatrick Branch

49 - 51 Market Street
Downpatrick BT30 6LP

028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS

028 4062 2226

Carryduff Branch

14B Ballynahinch Road
Carryduff BT8 8DN

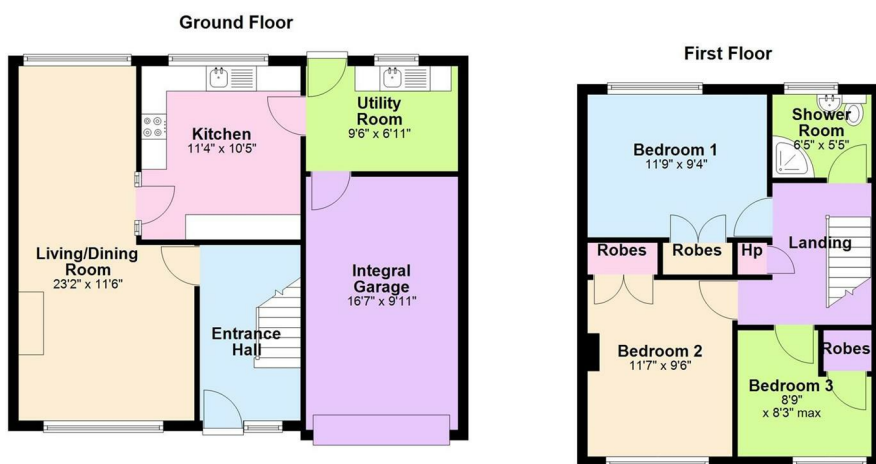
028 9081 2422

General Enquiries

ballynahinch@quinnestateagents.com

QUINN
Estate Agents

quinnestateagents.com



23 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.