



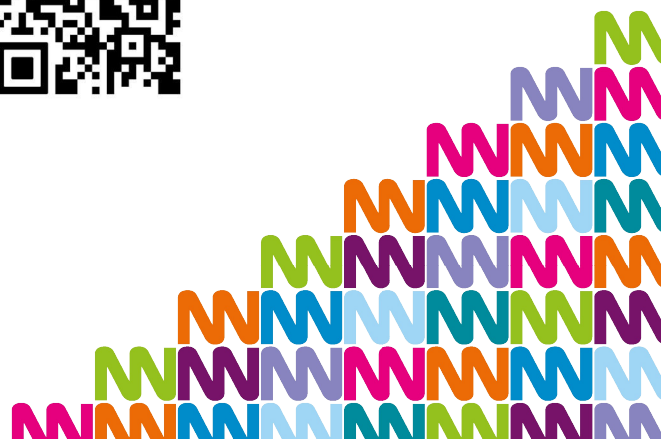
**88 Cedar Hill**  
 Ballynahinch  
 BT24 8XQ

**Offers In The Region Of  
 £229,950**

- Exquisite Semi Detached Home
- Three Bedrooms, Master to Include Ensuite Shower Room
- Front Aspect Living Room
- Bespoke Kitchen with High End Features
- Ground Floor WC
- Beautifully Designed Private Rear Garden
- Off Street Parking
- Oil Fired Central Heating
- EPC 84/B
- Viewing by Appointment



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





This modern semi-detached house in Cedar Hill offers a remarkable opportunity for buyers seeking a stylish, harmonious home on the edge of Ballynahinch town centre.

Upon entering, the property exudes immediate warmth and comfort, leading into a stunningly designed kitchen that serves as the practical and aesthetic heart of the home with its high-quality finishes and excellent entertainment space, opening onto the beautifully landscaped rear garden.

Every detail of the entire residence has been meticulously considered to perfectly balance inviting charm with daily functionality. This prime location delivers the ultimate lifestyle blend, providing a peaceful, tranquil retreat that remains just moments away from local shops, schools, and essential town amenities.

### Accommodation

This beautifully appointed property opens into a bright entrance hallway complete with practical understairs storage and a convenient ground-floor guest WC. The hallway leads directly into a front-aspect lounge showcasing elegant featured wall panelling, which flows naturally into an expansive open-plan kitchen and dining area. At the heart of the home is a premium, custom-designed kitchen by Serenity Design, fully equipped with luxurious Dekton worktops, an undermount sink fitted with a high-end Quooker boiling water tap, and top-tier integrated eye-level appliances including a Smeg pyrolytic single oven and a matching Smeg combination oven with a dedicated warming drawer. Designed for effortless modern living, the kitchen also incorporates a seamless slimline dishwasher, an integrated Bora downdraft induction hob with recirculating extractor fan, washing machine, a generous 90cm high larder fridge and matching freezer, and a central feature island boasting built-in storage, casual seating, a pop-up electrical socket, and an integrated Bluetooth sound system. This versatile, open-plan culinary space offers ample room for everyday dining or a secondary living zone, opening out to the rear garden through double doors for a perfect indoor-outdoor flow. Upstairs, the first-floor landing provides access to a built-in linen closet, a principal family bathroom featuring both a freestanding bath and a separate walk-in shower, and three well-proportioned bedrooms, including a spacious master suite with its own private en-suite shower room. Completing this comprehensive layout, the first floor also provides access up into a floored and shelved attic space, offering excellent and accessible storage.

### Outside

Accessed via a private side driveway that leads to a low-maintenance front garden, neatly framed by timber fencing. The true highlight is the private rear oasis. Thoughtfully landscaped for modern life, this fully enclosed garden offers the perfect balance of relaxation and utility. With a patio, dedicated seating area and completed with a sturdy garden shed for extra storage.

### 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](mailto:laura@ritchiemclean.co.uk)

### Contact

To book a viewing please contact Carrie on 02897564400/07803626095 or email - [ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)



88 Cedar Hill, 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.



For any enquiry relating to this property, please contact

### Carrie Mackin

[carrie@quinnestateagents.com](mailto: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](mailto:ballynahinch@quinnestateagents.com)

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