

# QUINN

Estate Agents



## Ballynahinch Branch

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## Downpatrick Branch

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## Banbridge Branch

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## Carryduff Branch

14B Ballynahinch Road  
Carryduff BT8 8DN  
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## General Enquiries

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For any enquiry relating to  
this property, please contact

Leanne Glover

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07703612260



7 Kinallen Mews  
Kinallen  
BT25 2QN

Offers In The  
Region Of £159,950

### 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.

- Modern & Immaculate Townhouse
- Three Bedrooms, Master Ensuite
- Spacious Lounge with Stove Fitted
- Contemporary Kitchen with Recessed Lighting
- Separate Utility Room
- Ground Floor W.C
- Approx 1100 Sq Ft
- First Floor Family Bathroom
- Oil Fired Central Heating
- EPC - C 80

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





# 7 Kinallen Mews

Kinallen, BT25 2QN



**Directions**  
Kinallen Mews is located on The main Banbridge Road Kinallen.

Nestled in the charming village of Kinallen, 7 Kinallen Mews presents an excellent opportunity for those seeking a modern terraced house. Built in 2016, this delightful property boasts a generous living space of 1,100 square feet, making it ideal for families or professionals alike. Upon entering, you are welcomed into a well-appointed reception room, perfect for relaxation or entertaining guests. The house features three spacious bedrooms, providing ample accommodation for family members or guests. The two bathrooms are thoughtfully designed, ensuring convenience and comfort for all residents. The property is situated in a peaceful mews, offering a sense of community while still being close to local amenities. Kinallen is known for its picturesque surroundings and friendly atmosphere, making it a wonderful place to call home. With its modern construction and practical layout, 7 Kinallen Mews is a fantastic choice for anyone looking to settle in this lovely area. Whether you are a first-time buyer or seeking a rental opportunity, this property is sure to impress. Do not miss the chance to view this exceptional home.

## GROUND FLOOR

Entering you have a beautiful bright hallway with vinyl flooring and a decorative alcove offering storage. The lounge benefits from two front facing windows allowing the most of natural daylight in and a woodburning stove, perfect for all round family living. The kitchen is complete with a fitted modern kitchen, free standing fridge/freezer, free standing cooker and an integrated dishwasher. Downstairs also has a utility room with vinyl flooring and plumbed with space for a washing machine and drying machine along with a ground floor WC.

## FIRST FLOOR

The stairs & landing are carpeted with the master bedroom having dual aspect windows and modern wall panelling along with ensuite shower room comprising tiled walls and vinyl flooring. Bedroom two and three both with rear view aspect, both are carpeted. The family bathroom is partially tiled and has a three piece suite and a stand alone shower also.

## OUTSIDE

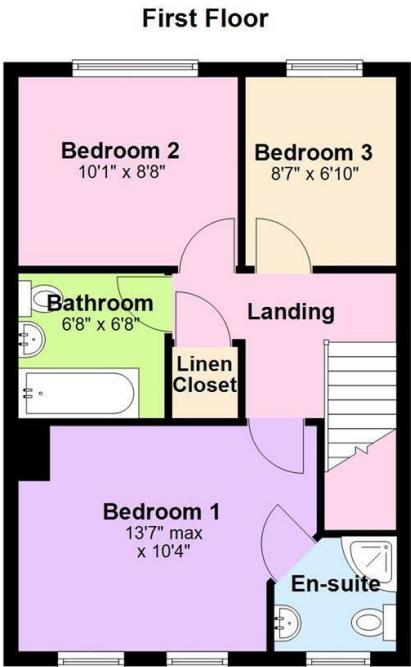
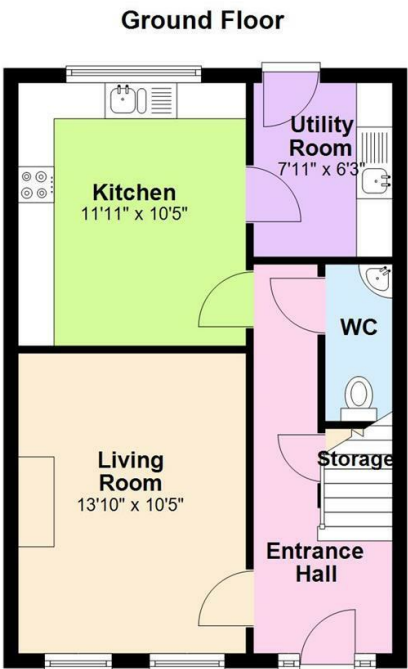
The property is complete with a gravel double driveway at the front, and has a paved low maintenance fully enclosed garden to the rear.

## MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you can email [laura.mcgeown@ritchieclean.co.uk](mailto:laura.mcgeown@ritchieclean.co.uk)

## CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - [banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)



7 Kinallen Mews, Kinallen, Dromara