



**10 The Links**  
**Ballykinler**  
**BT30 8FE**

**Offers In The Region Of £139,950**

- Semi-detached House
- 4 Bedroom
- Bathroom to include Separate Shower
- Utility Room
- Downstairs WC
- Enclosed Rear Garden
- Oil Fired Central Heating
- Off Street Parking
- Contact Edel on 07703 612 257 to View

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	





This 4 bed semi-detached property in the village of Ballykinler comprises of living room, kitchen/dining room with patio doors leading to enclosed rear garden, utility room and downstairs WC. On the first floor there are 4 bedrooms and a family bathroom.

Ballykinler is approximately 15 minutes drive from Downpatrick and Newcastle respectively, this is a beautifully presented semi detached home and is a welcomed addition to the thriving property market which is sure to appeal to a variety of purchasers.

\*\* images are for illustrative purposes only \*\*

### Ground Floor

On Entry to the property you are welcomed by a bright hall, to the left there is a well proportioned living area, with a feature fireplace. To the back of the property there is a nice size kitchen/dining room, and a utility room to store your washing and drying facilities. There is also a downstairs WC.

We are pleased to recommend Donnan Ritchie from Ritchie Mclean Mortgage Solutions. Donnan can be contacted via email on [donnan@ritchiemclean.com](mailto:donnan@ritchiemclean.com) or via phone on 07545576819.

### First Floor

On the first floor there is 4 well proportioned bedrooms as well as a family bathroom, with a separate shower.

### Viewing

Viewing by appointment via Edel on 07703 612 257

### Mortgage Advice



For any enquiry relating to this property, please contact

### Background User

[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com)  
07703 612 257

### 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

[downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)

Location



Ground Floor



First Floor

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.

**QUINN**  
Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)