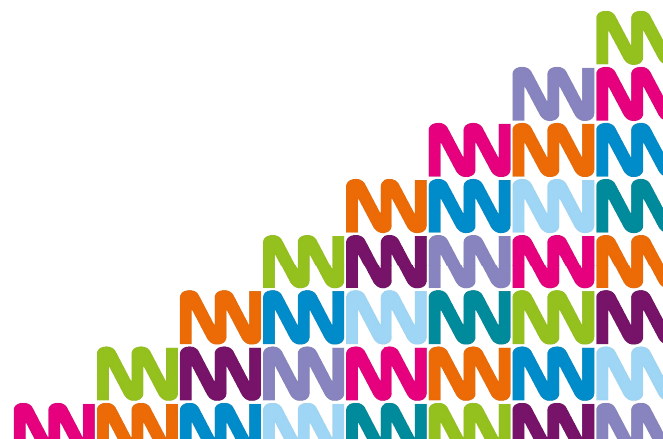


**Site 1 41 Moss Road**  
Ballynahinch  
BT24 8EG

**Asking Price £395,000**

- Detached Turn Key Home
- Four Bedrooms to include Master Ensuite
- Open Plan Kitchen, Dining, Living
- Living Room with Stove
- Utility Room and Downstairs WC
- Renewable Energy PV Panels
- Efficient Oil Fired Heating System
- Additional Options may be Considered Internally
- Option Of Detached Garage
- Ideally Located

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 exquisite new build presents a rare opportunity for discerning buyers located in an exclusive cul-de-sac off the Moss Road, Ballynahinch.

The home's design prioritizes both functionality and comfort, resulting in an atmosphere that is both cosy and spacious.

Situated on the edge of Ballynahinch town centre, this home offers the perfect blend of peaceful living and convenient access to local amenities. Residents will appreciate the proximity to shops, schools, and recreational facilities, making it an ideal choice for families and professionals alike. Furthermore, the excellent transport links to Belfast ensure that commuting is both straightforward and efficient.

With its modern design and prime location, it is sure to attract those seeking a comfortable and stylish home.

#### Accommodation

Comprising spacious hallway with under stair storage, front aspect living room with multi fuel stove, open plan kitchen dining living area that offers access to the garden. Utility room with eternal access and WC. While off the gallery landing on the first floor there are four spacious bedrooms with the master to include ensuite, bathroom and linen closet.

#### 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, please call Carrie on 02897564400 today or email all enquiries to [ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)



For any enquiry relating to this property, please contact

**Carrie Mackin**

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07803626095

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Ballynahinch BT24 8AB

**028 9756 4400**

#### Downpatrick Branch

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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

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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.