

QUINN

Estate Agents

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General Enquiries

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For any enquiry relating to this property, please contact

Carrie Mackin

carrie@quinnestateagents.com
07803626095



3B Carnreagh Road
Ballynahinch
BT31 9NX

Offers Over £475,000

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.

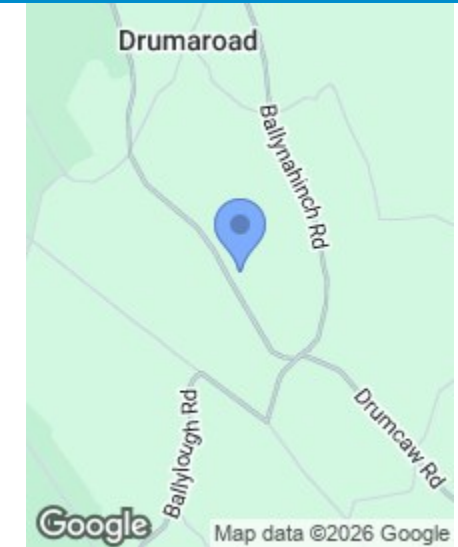
- Magnificent Standalone Residence Built in 2023
- Four Bedrooms, Master to include Ensuite Shower Room
- Two Generously Proportioned Lounges
- Spacious Reception Hall with Gallery Landing
- Ground floor Bedroom
- Spacious Family Bathroom With Free Standing Bath
- Ground Floor WC
- Sweeping gardens to all aspects
- Detached Garage
- EPC 82/B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



3B Carnreagh Road

Ballynahinch, BT31 9NX



Directions

From Quinn Estate Agents 24 High St, Ballynahinch BT24 8AB Follow A24 to Spa Rd 2 min (0.7 mi) Continue on Spa Rd. Take Dunmore Rd, Edendarriff Rd and Ballynahinch Rd to Carnreagh Rd 10 min (6.5 mi) 3 Carnreagh Rd Castlewellaan BT31 9NX

Located on Carnreagh Road this stunning detached house presents an exceptional opportunity for those seeking a harmonious blend of comfort and style. The interiors showcase a contemporary elegance that flows seamlessly throughout the property, offering flexible accommodation that can adapt to your lifestyle.

Surrounding the house is a delightful wrap-around garden, providing a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the beauty of the rolling countryside. This exceptional home combines modern living with a tranquil setting, making it a must-see for anyone looking to settle in this charming area.

With its spacious interiors and beautiful outdoor space, this property is ready to welcome its new owners. Whether you are a growing family or simply seeking a peaceful retreat, this house offers the perfect backdrop for creating lasting memories.

Accommodation

The property comprises bright spacious reception hall with featured gallery landing, to the left of the hall you enter the kitchen, dining area, sunroom and utility. The kitchen offers a range of high and low level units with featured centre island with storage, Belfast sink and recess for free standing gas stove and fridge freezer with ample space for a large dining table. The sunroom has a vaulted white wash wooden ceiling, brick-built fireplace with a wood-burning stove flanked by double-aspect windows and patio doors out to the garden. Leading back into the reception hall you can access a lounge area flooded with natural light through double facade windows, fourth bedroom currently being utilized as a home office and WC. The first floor offers three sizeable bedrooms, with primary suite to include built in wardrobes and ensuite with dual basin vanity and frameless glass walk-in walk in shower. The family bathroom boosts a free standing bath with separate shower.

Outside

Set on a private site, this residence enjoys undisturbed views of the stunning landscape, allowing you to immerse yourself in the tranquillity of nature. The wrap-around garden presents a wonderful opportunity for gardening enthusiasts or those looking to create their own outdoor oasis. With flexible space for parking, and outdoor living, you can truly make this garden your own. The property also benefits from a detached garage with roller door.

Contact

To book your private viewing please contact Carrie on 02897564400/07803626095 or email - ballynahinch@quinnestateagents.com

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

