



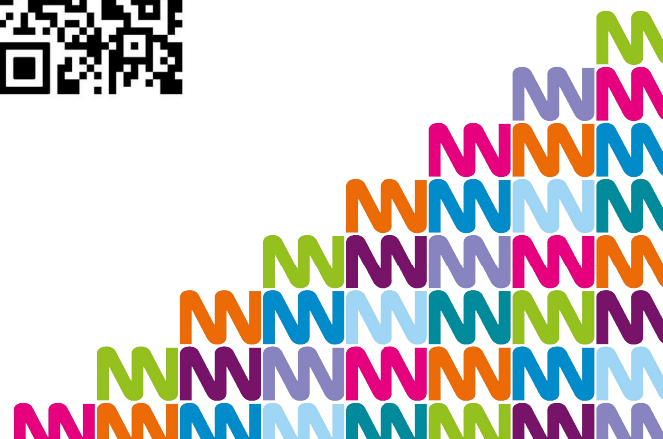
6 Ashburn
 Ballynahinch
 BT24 8DQ

**Offers In The
 Region Of £180,000**

- Semi Detached Home
- Three Bedrooms
- Lounge With Open Fire
- Open Plan Kitchen Dining
- Solid Oak Wood Kitchen
- First Floor Shower Room
- Detached Garage with WC and Utility Area
- Enclosed Rear Garden
- Sizeable Tarmac Driveway
- 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	58	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Located in Ashburn, Ballynahinch, this semi-detached home offers three well-proportioned bedrooms, making it a versatile choice that will resonate with a wide range of prospective buyers.

Set on a corner site, the property benefits from a sizeable garden, offering ample outdoor space for children to play or for gardening enthusiasts to cultivate their green thumbs. Additionally, the detached garage provides valuable storage or parking options, while the sizeable tarmac driveway ensures convenience for multiple vehicles.

This property is well-positioned to take advantage of local amenities and transport links, making it an excellent choice for those looking to settle in a friendly community.

Accommodation

The accommodation comprises a bright entrance hall with storage and external side door, lounge with front aspect bay window, open fire and double doors leading into the kitchen. The kitchen offers a range of high and low level units, integrated fridge freezer, recess for a free standing cooker, dishwasher and dining area. On the first floor there are three bedrooms, linen closet and shower room to include enclosed shower cubicle, wash hand basin and WC.

Location

Located off the Magheraknock Road and within walking distance to the town centre of Ballynahinch. This property also offers a great connective route to Belfast, Lisburn and further afield.

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 or to schedule your own private appointment to see this property, please call Carrie on 02897564400 today or email all enquiries to ballynahinch@quinnestateagents.com



For any enquiry relating to this property, please contact

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07803626095

Ballynahinch Branch

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Ballynahinch BT24 8AB

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18 Bridge Street
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Carryduff Branch

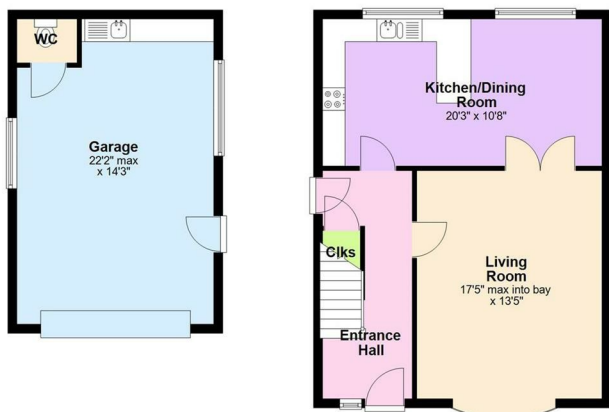
14B Ballynahinch Road
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028 9081 2422

General Enquiries

ballynahinch@quinnestateagents.com

Ground Floor



First Floor



6 Ashburn, 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.

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