



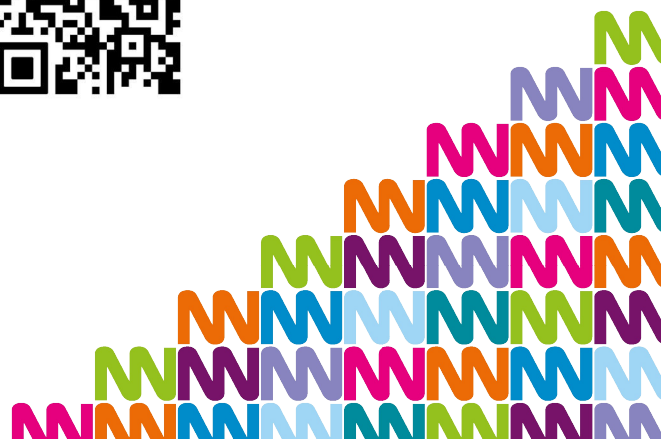
**11 Craigs Road**  
 Ballynahinch  
 BT24 8PQ

**Offers In The Region Of  
 £165,000**

- Semi-Detached Chalet Bungalow
- Three/Four Bedrooms, Two on First Floor
- Ground Floor Bathroom, Shower Over Bath
- Good Sized Lounge with Open Fire
- Fitted Kitchen with Integrated Hob & Oven
- Off Street Parking
- Oil Fired Central Heating
- Fully Double Glazed
- Enclosed Rear Garden
- Viewing Appointment Only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Situated conveniently close to the town centre and with easy access for commuting, this semi-detached house boasts a warm and welcoming atmosphere, offering flexible accommodation to suit your needs. From the moment you step inside, you'll be impressed by the well-presented interior that exudes a sense of homely comfort. Don't miss out on the opportunity to make this lovely chalet style bungalow your new home.

### Accommodation

The accommodation comprises on the ground floor entrance hall with storage, spacious lounge with open fire, kitchen that benefits from a range of high & low level units with recess for under counter appliances and an integrated hob and oven. In addition, there is a front aspect family room, that could also be used as a fourth bedroom, family bathroom and bedroom.

The first floor comprises of two bedrooms, one with built in robes.

To the back of the property the current owner has ensured low maintenance by paving the garden area which offers privacy. The driveway has enough room to park at least two cars. In addition the front of the property offers a small garden with lawn and shrubs.

### Location

Situated in a popular residential area just off the Newcastle Road and within walking distance from Ballynahinch town centre and convenient to shops, schools & main bus routes.

### Contact

The sale of this property is looked after by Carrie from our Ballynahinch branch. Carrie can be contacted on 02897564400 or by emailing [Ballynahinch@quinnestateagents.com](mailto:Ballynahinch@quinnestateagents.com)

### Mortgage Advice

If you require financial advice to buy this property, we are more than happy to recommend Laura McClean from Ritchie & McClean Mortgage Solutions. Laura can be contacted on 07731435310



For any enquiry relating to this property, please contact

**Carrie Mackin**

[carrie@quinnestateagents.com](mailto:carrie@quinnestateagents.com)  
07803626095

### 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

**QUINN**  
Estate Agents

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

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.