



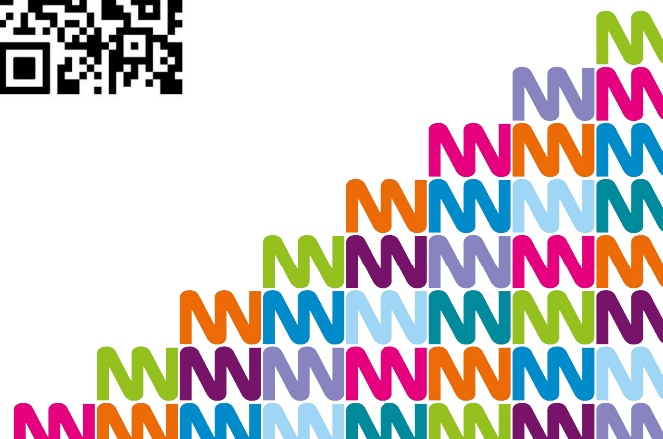
19 Pheasant Hill
 Ballynahinch
 BT24 8FL

**Offers In The Region Of
 £199,950**

- Move in Ready
- Three Bed Semi Detached Home
- Master to include Ensuite
- Spacious Lounge with Woodburning Stove
- Open Plan Kitchen/Dining
- Downstairs WC
- Main Bathroom to include Separate Shower
- Enclosed Rear Garden
- Oil Fired Central Heating
- Solar PV Panels



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





The Pheasant Hill development is located on the outskirts of Ballynahinch, this modern semi-detached house, built in 2017, offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and two bathrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by an inviting open-plan living area on the ground floor. The layout is designed for modern living, and the inclusion of a downstairs WC adds to the practicality of the home. The property boasts high energy efficiency, enhanced by solar PV panels, ensuring lower energy bills and a reduced carbon footprint.

This home is ideally situated within walking distance of local amenities, making it a fantastic choice for those who appreciate the ease of access to shops, schools, and recreational facilities. Move-in ready, this property presents an excellent opportunity for anyone looking to settle in a sought-after area of Ballynahinch.

Accommodation

The property comprises entrance hall with modern tiled floor, The hall allows access to the living room with front aspect window and feature wood burning stove. The kitchen is designed to allow space for dining and entertaining with an integrated hob, oven, dishwasher, fridge freezer and washer / dryer. The kitchen allows access through a set of double doors to the enclosed rear garden. Leading back to the hall there is a downstairs WC and storage. The first floor area is accessed from an open and spacious hallway with linen closet and three spacious bedrooms, including a master with ensuite and a family bathroom which has the benefit of a separate shower cubicle as well as a bath.

Outside

Outside, the enclosed rear garden is a delightful space, complete with a patio area and garden laid in lawn. The front of the property features a tarmac driveway, offering convenient off-street parking.

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



For any enquiry relating to this property, please contact

Carrie Mackin

carrie@quinnestateagents.com
07803626095

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

15 Market Street
Downpatrick BT3 06LR
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

ballynahinch@quinnestateagents.com



19 Pheasant Hill, 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.

QUINN
Estate Agents

quinnestateagents.com