

**Ballynahinch Branch**

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**General Enquiries**

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For any enquiry relating to  
this property, please contact

**Leanne Glover**

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**3 Rockfield Hall  
Kinallen  
BT25 2QU**

**Offers In The  
Region Of £220,000**

**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.

- Modern Semi Detached Home
- Three Bedrooms, Master Ensuite
- Generous Lounge with Stove Fitted
- Open Plan Kitchen/Dining Area
- Separate Utility Space & Ground Floor W.C
- First Floor Family Bathrooms
- Well Maintained & Fully Enclosed Garden
- Detached Garage
- Oil Heating
- EPC - TBC

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





# 3 Rockfield Hall

Kinallen, BT25 2QU



### Directions

Rockfield Hall is located off the Skeagh Road Kinallen & No 3 is on the right hand side when entering the development.

Nestled in the charming village of Kinallen, this delightful semi-detached house at 3 Rockfield Hall offers a perfect blend of modern living and comfort. Built in 2014, the property boasts a generous living space of 1,500 square feet, making it an ideal home for families or those seeking extra room to breathe. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The house features three well-proportioned bedrooms, each designed to offer a peaceful retreat at the end of the day. With three bathrooms, including ensuite facilities, convenience and privacy are assured for all residents. The property is situated in a tranquil setting, allowing for a serene lifestyle while still being within easy reach of local amenities and transport links. The surrounding area is known for its picturesque landscapes and friendly community, making it an excellent choice for those looking to settle in a welcoming environment. This semi-detached house is not just a property; it is a place where memories can be made. With its modern design and thoughtful layout, it presents an exceptional opportunity for anyone looking to invest in a home that combines style, comfort, and practicality. Do not miss the chance to make this lovely house your new home.

### GROUND FLOOR

Stunning entrance hallway with wood flooring and immaculate décor with access to the ground Floor W.C. Leading on you have the spacious Lounge with striking brick floor to ceiling fireplace & multi fuel stove inset. Open plan Kitchen/Dining Area with crisp white units, recessed lighting, tiled floor, integrated dishwasher with spaces for range free standing cooker and Fridge Freezer. Separate utility area with a range of high and low level units, stainless steel Sink and space for a Washing Machine & Dryer. Access to back garden via Utility Room.

### FIRST FLOOR

Bedroom one with laminate wood flooring & ensuite. The ensuite comprises double shower cubicle, wash hand basin and W.C with tiled flooring. Bedroom two with carpet laid and rear view aspect. Bedroom three a good sized third bedroom. Family Bathroom fully tiled, comprising corner shower cubicle, free standing roll top bath, wall hung wash hand basin & W.C.

### OUTSIDE

The property is built with the highly sought after Red Brick with off road parking to side & a small manageable grass lawn beside front entrance. To the side you have a detached single garage leading into a fully enclosed South East facing garden which provides the perfect Summer retreat comprising paved patio area and grass lawn.

### MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you can email [laura.mcgeown@ritchiemclean.co.uk](mailto:laura.mcgeown@ritchiemclean.co.uk)

### CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - [banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)



3 Rockfield Hall, Kinallen, Dromore