



## 16 Tullybeg Fort

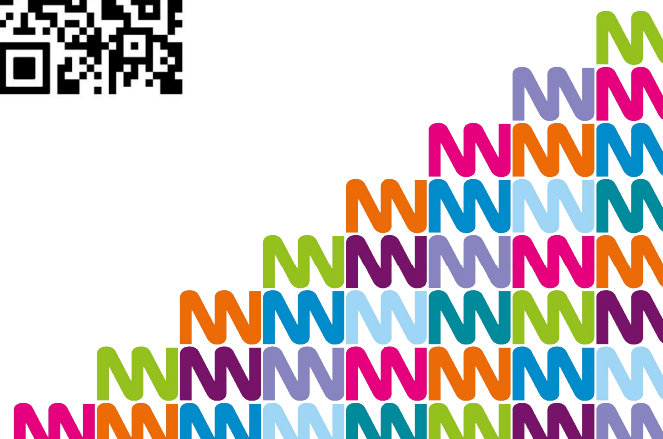
Ballynahinch  
BT24 8LW

Offers In The Region Of  
£279,950

- Detached Home
- Five Bedrooms
- Double Integral Garage
- Extensive Rear Garden
- Three Ground Floor Bedrooms and Bathroom
- Separate Shower Room
- Off Street Parking
- Oil Fired Central Heating
- EPC 58/D
- Viewing By Appointment Only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		







Tullybeg Fort, Ballynahinch, this impressive detached house offers a wonderful opportunity for those seeking a spacious family home. Spanning over an impressive 1,950 square feet, this home provides flexible accommodation to suit various lifestyles.

The interior presents a blank canvas, allowing the new owner to modernise and personalise the space to their own taste, creating a stunning home that reflects their style.

Situated ideally on the Newcastle side of Ballynahinch, this property benefits from a peaceful yet accessible location. With its generous space and potential for transformation, this home is ready to welcome its new owners and become a cherished residence for years to come.

### Accommodation

The property comprises entrance porch, entrance hall, living room with open fire that overlooks the rear of the property. Open plan kitchen dining area, the kitchen benefits from a range of high and low level units with an integrated oven, gas hob and recess for an under counter fridge. The kitchen also offers access to the rear porch. There are three bedrooms all with built in storage, bathroom with separate shower and linen closet. From the first floor there is an inner staircase to the lower ground floor to the double integral garage and a stairs to the first floor with two further bedrooms and shower room.

### Outside

A double integral garage offers secure parking and additional storage, while the extensive rear garden is a true highlight. This private outdoor space includes a patio area, ideal for simply enjoying the tranquillity of the surroundings.

### 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](mailto:laura@ritchiemclean.co.uk)

### Contact

To book a viewing please contact Carrie on 02897564400/07803626095 or email - [ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)



For any enquiry relating to this property, please contact

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Carryduff BT8 8DN

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### General Enquiries

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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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