



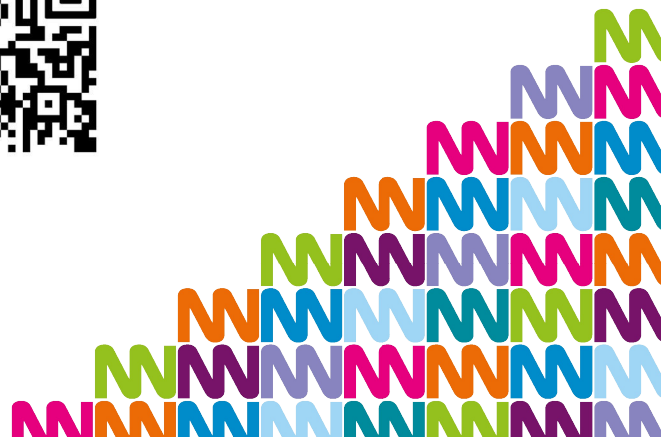
**66 Crabtree Road**  
 Ballynahinch  
 BT24 8RJ

**Offers In The Region  
 Of £265,000**

- Detached Bungalow
- Two Reception Rooms
- Four Bedrooms
- Study/Office
- Fully Tiled Bathroom
- Approx 1500 Sq Ft Home
- EPC 49 E
- Oil Fired Central Heating
- Mature Gardens
- Chain Free Sale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	61
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			







Quinn are pleased to bring to market this gorgeous bungalow situated on the Crabtree Road, Ballynahinch. In a tranquil location, the home benefits from excellent garden space, four bedrooms and a garage, with potential for conversion (subject to approvals). A large driveway space provides ample off-road parking for multiple cars on site and a number of mature trees make for a gorgeously presented garden. Inside the property, a warm lounge with open fire and good space for furniture. A further large dining room leads into a bright kitchen with back door access. Four bedrooms all suitable for a double bed and three with built in storage space. A main bathroom suite can be accessed beside the kitchen also. This property would be an attractive purchase to all growing families and with predicted keen interest, please do not hesitate to call Carrie in our Ballynahinch branch to schedule a private viewing appointment on 02897564400 or email all enquiries to [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)

### Accommodation

Providing excellent accommodation throughout, this spacious bungalow contains four good double bedrooms, a garage/loft, lounge, dining room, kitchen, study and main bathroom suite.

### Location

Located just outside Ballynahinch market town, this property is close to amenities available within Ballynahinch and also benefits well being connectively convenient to other nearby towns and villages such as Downpatrick and Drumanness. A range of local schools, health and shopping facilities can be accessed here.

### 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 [sales@quinnestateagents.com](mailto:sales@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

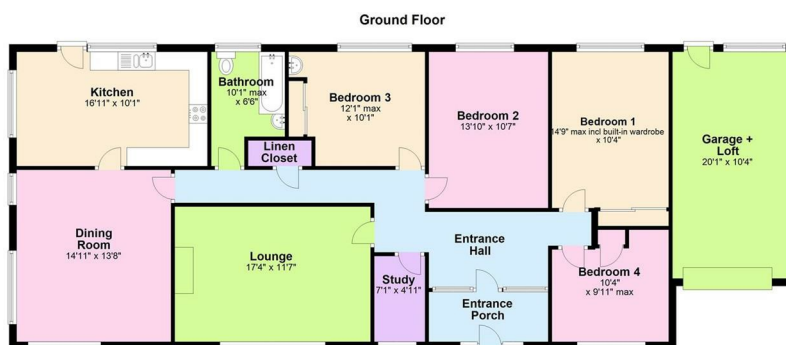
49-51 Market Street  
Downpatrick BT30 6LP  
028 4461 2100

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

### General Enquiries

[sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)



66 Crabtree Road, 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](http://quinnestateagents.com)