

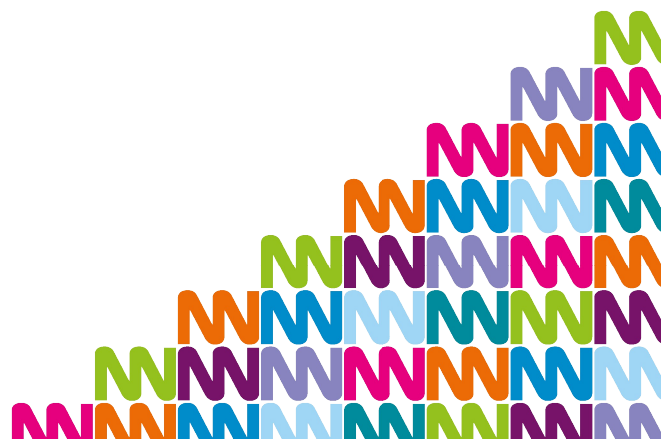


**41a Saintfield Road**  
 Ballynahinch  
 BT24 8UZ

Asking Price  
**£399,500**

- Large Detached Home
- Newly Constructed
- Four Bedrooms
- Master Bedroom (Ensuite and Walk-in Wardrobes)
- Gallery Landing
- Open Plan Feel Throughout
- Under Floor Heating
- Spacious Sun Room
- Contact Carrie on 02897564400
- Email [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			







This absolutely gorgeous turn-key home on the Saintfield Road just outside Ballynahinch. With A list of admirable features this property is a perfect family home. Newly constructed, the property comes alongside generous PC sums for fittings and fixtures supplied by J & W McCall Supplies Ltd.

Complete with four superbly well distributed bedrooms, the accommodation provided throughout the property is more than adequate. There is potential to construct a garage beside the property or leave it as a newly grown and trimmed lawn. An open plan feel will be observed in the property, from the large kitchen that includes all integrated appliances, which flows into a further extensive sunroom, to the open gallery landing in the wide entrance hall.

With excess built in storage throughout the bedrooms and plumbed utility, this house is ready to become a memory filled family home. To enquire, contact Carrie in our Ballynahinch Sales Team on 02897454400. Alternatively direct any email enquiries to sales@quinnestateagents.com.

### Accommodation

The ground floor of the property consists of A large kitchen/living/dining area, Sunroom, Utility Room, W.C, main bathroom, a master bedroom (with ensuite and walk-in wardrobe and a further second bedroom. The second floor is complete with two more large bedrooms, storage cupboard and a shower room.

### Location

Close to Ballynahinch market town, this property has excellent commuting routes to Belfast, Lisburn and other key settlements in the surrounding areas. Schooling facilities can be accessed in nearby Ballynahinch at all ages or further afield in a large range of different educational facilities. Other amenities can also be mostly accessed no more than a 5 minute drive away in the centre of Ballynahinch.

### Contact

To schedule a private viewing appointment of the property, please contact Carrie in our Ballynahinch Sales Team on 02897564400 or alternatively email 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



43A Saintfield Road, Ballynahinch



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

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

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Estate Agents

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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.