



## 24A Willow Lane

Ballynahinch  
BT24 8TJ

Asking Price  
**£495,000**

- Exclusive New Development
- Beautiful Detached Home
- High Specification Throughout
- Option to Choose Finishes
- Spacious External Garden Areas
- Available Approximately Three Months From Now
- High Level of Energy Efficiency
- Currently Under Construction
- Viewing On Site With Builder

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





Willow Lane is an exclusive development of five detached homes on the edge of Ballynahinch Market Town yet has the feel of rural tranquillity. Built proudly to an extremely high standard, these homes can only be fully appreciated by an on-site appointment. To arrange a meeting with the builder and Carrie from our sales team, please contact our Ballynahinch branch on 02897564400 or by emailing [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)

#### Accommodation

This wonderful newly built detached home offers Four Spacious Bedrooms on the first floor with the principle bedroom and bedroom two both benefitting from ensuite facilities. There is also a deluxe family bathroom on the first floor. On the ground floor is a bespoke open plan kitchen, dining, and family area. There is also a large lounge area and an additional family snug or multi-purpose room. The ground floor also includes a utility area and washroom. Externally there is a double garage accessed from the tarmac driveway.

#### Warranty

The properties upon completion will benefit from a 10 year structural warranty.

#### Completion

Site 24A is currently under construction and is due to complete in October 2023. This date may change due to unforeseen delays in the construction process.

#### PC Sums

The sale price includes PC sums of £35,000 to be spent on Kitchens and

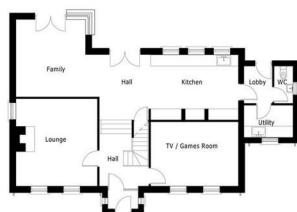
Bathrooms. A purchaser may choose to spend more if they wish and pay the additional funds to the supplier.

#### Extras

A purchaser will have a choice to choose from a number of extras if purchased early including adding to the wiring and plumbing specification .

#### Artist impressions

We have tried to create artist impressions as close to the reality as possible, however the impressions used are subject to change by the builder and may not completely reflect the finished product and therefore should not be relied upon to make transactional decisions.



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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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)

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[quinnestateagents.com](http://quinnestateagents.com)