



## 3 Willow Lane

Ballynahinch  
BT24 8TJ

Asking Price  
**£495,000**

- Deluxe Detached Home
- Four Bedrooms, Two Ensuite
- Two Reception
- Open Plan Kitchen/Living/Dining
- Separate Utility Area with WC
- Gas Central Heating
- Detached Double Garage
- Gardens Laid in Lawn
- High Specification Throughout
- Chain Free Sale

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





Willow Lane presents an exceptional opportunity to acquire a stunning new build detached house. This property, boasting an impressive 2,250 square feet of living space, offers the perfect blend of modern comfort and rural tranquillity.

As you enter this exclusive development of just five homes, you will immediately appreciate the high specification finishes throughout. The ground floor features a fantastic open-plan living area that seamlessly combines the kitchen and dining spaces, creating an inviting atmosphere ideal for both entertaining and family gatherings. The two well-proportioned reception rooms provide additional flexibility, allowing you to tailor the space to your needs.

This remarkable home comprises four spacious bedrooms, two of which are ensuite, ensuring privacy and convenience for family members or

## 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.

## Location

The location is particularly advantageous, as it is conveniently situated on the Magheraknock Road on the edge of Ballynahinch and within walking distance to the town centre, local amenities and schools. This property is also Ideally located for commuting with access to the M1 only 10 minutes away.

## 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 your private 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

**Carrie Mackin**

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## Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

## Downpatrick Branch

15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

## Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

## General Enquiries



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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