



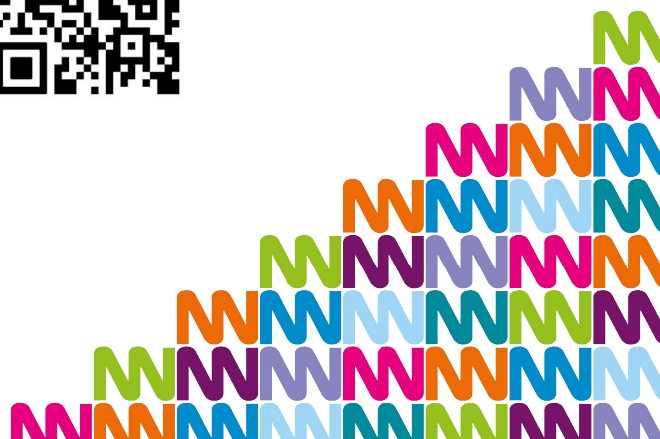
**5 Windmill Avenue**  
 Ballynahinch  
 BT24 8PF

**Offers Around**  
**£134,950**

- Townhouse
- Four Bedrooms
- Chain Free
- Downstairs W.C
- Excellent Storage
- Off Street Parking
- Enclosed Rear Garden
- Gas Central Heating
- EPC 73/C
- Call Carrie 02897564400



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





This well presented property is a deceptively spacious mid terrace townhouse situated in a popular development within walking distance of Ballynahinch town centre, an excellent location for all local amenities and schools.

With a low maintenance garden to the front and private garden to the rear of the property.

An ideal first time buy or investment, early viewing recommended.

### Accommodation

The split level accommodation comprises entrance hall, large storage cupboard, WC, Sitting Room leading to the dining room, Kitchen, Porch with access to the garden and additional store. On the second floor linen closet, family bathroom, storage cupboard and two bedrooms on the top floor there are two further bedrooms.

### Location

The property is situated within walking distance from Ballynahinch town centre and convenient to shops, schools and main bus routes.

### Contact

The sale of this property is looked after by Carrie from our Ballynahinch branch. Carrie can be contacted on 02897564400 or by emailing 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



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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



5 Windmill Avenue, 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.

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Estate Agents

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