



**26 Willow Crescent**  
 Ballynahinch  
 BT24 8DB

**Offers In The Region  
 Of £117,500**

- Spacious Mid Terrace Home
- Chain Free Sale
- Three Bedrooms, all with Built In Wardrobes
- Two Reception Rooms
- Fitted Kitchen with Space for Appliances
- Separate Utility Area
- Ground floor W.C
- First Floor Bathroom, Currently undergoing an Upgrade
- Newly Installed PVC Facia & Guttering
- Call Now to Avoid Disappointment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Spacious mid terrace property, featuring a contemporary fitted kitchen and bathroom. This is a chain free sale and a perfect first time home or investment with a generous floorplan. Located just on the outskirts of Ballynahinch town, within walking distance to the town centre and easily accessible to commuter routes to Belfast and Dublin. Early viewing is recommended as this property will be highly sought after.

### Accommodation

On the ground floor you have a bright entrance hall with laminate flooring, access to the W.C leading through to the spacious lounge with laminate flooring and large front window. Tiled dining area, open plan to fitted kitchen with space for cooker and fridge freezer. Separate utility area plumbed for washing machine and fitted with high and low level units.

On the first floor you have three great sized bedrooms all with built in wardrobes and all with a fresh run of carpets including landing. The first floor bathroom is under some renovations currently and works will be completed before completion of the sale. Outside you have a fully enclosed front garden with grass lawn and to the rear you have off road parking and a small enclosed rear yard with store room.

### Location

Willow crescent can be accessed via the Magheraknock Road or The Ballynahinch Road within a short walk or drive to the Town centre

### Contact

Call Carrie in our Ballynahinch office today on 028 9756 4400 and schedule a private showing of the property

### 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**

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07803626095

### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

### Downpatrick Branch

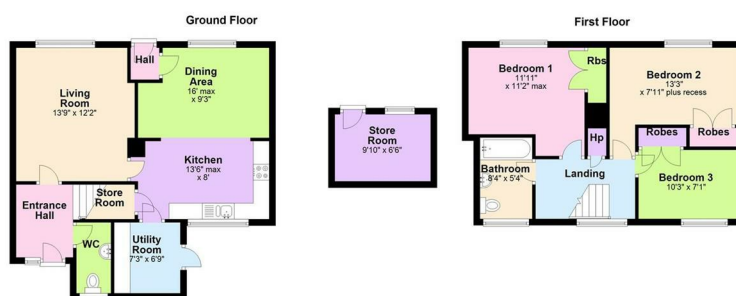
49-51 Market Street  
Downpatrick BT30 6LP  
028 4461 2100

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

### General Enquiries

sales@quinnestateagents.com



26 Willow Crescent, 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

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