

# QUINN

Estate Agents

**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



For any enquiry relating to this property, please contact

**Carrie Mackin**

carrie@quinnestateagents.com  
07803626095



**4 Lord Moira Park  
Ballynahinch  
BT24 8TF**

**Offers In The Region Of  
£350,000**

**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.

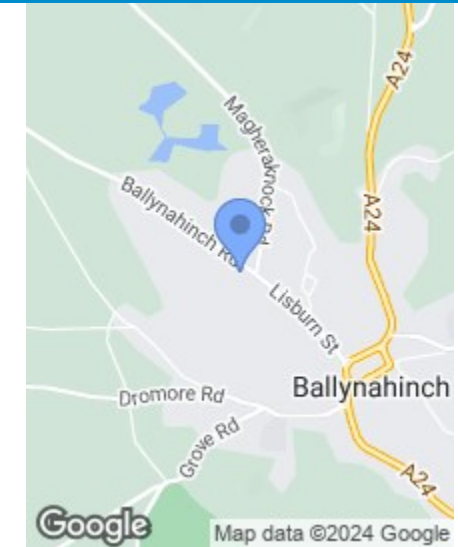
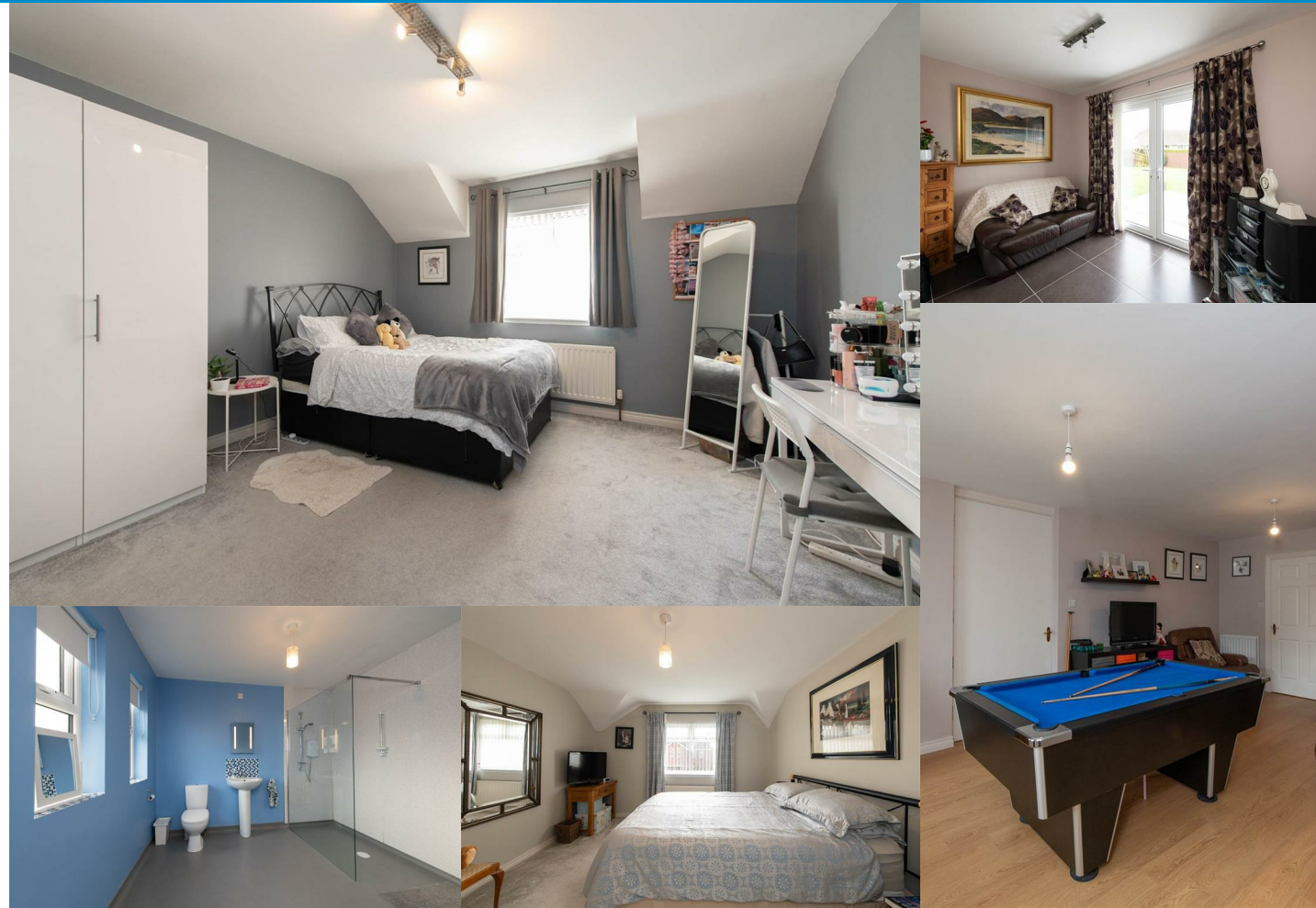
- Exclusive Detached Home
- Six Bedrooms
- Three Reception
- Open Plan Kitchen/Dining
- Master Bedroom with Ensuite
- Downstairs Wet Room
- Separate Utility Room
- Integral Garage
- Fully Triple Glazed
- OFCH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



# 4 Lord Moira Park

Ballynahinch, BT24 8TF



### Directions

From the Saintfield Road roundabout head east onto the Saintfield Road (A49) for approx. 10 miles, turn right onto the Lisburn Road, then take your next left to access the Lord Moira development.

This well appointed detached home extends to approximately 2250 sq ft and enjoys a delightful site. The property is extremely well presented throughout, offering an abundance of space both internally and externally. Internally, the property has been well-designed and lends itself to flexible family living. There is truly somewhere in the property for everyone to enjoy. Externally, this home comes with a spacious driveway with generous gardens to the front and rear, also benefiting from a paved patio area to extend your home lifestyle outdoors, not to mention it's extremely convenient location to the centre of Ballynahinch, with all the essential amenities just a short distance away.

### Accommodation

Offering excellent Accommodation throughout, the ground floor of this house contains an entrance hall, under stair storage, lounge, open plan kitchen/dining room leading to separate utility room and access to the integral garage, well-sized living room with adjoining snug and wet room. The first floor of the property consists of the Master bedroom with ensuite and a further five bedrooms one benefiting from a separate WC, Family bathroom and linen closet

### Location

Located on the Ballynahinch road just on the outskirts of Ballynahinch itself, this property is ideally located for those who want to be outside of Ballynahinch's town centre without being too far from the accessible amenities. Walking to bus routes is optional at a short distance and the home is excellent for those commuting to the A1, M1, Lisburn and Belfast.

### Contact

The sale of this property is looked after by Carrie from our Ballynahinch branch. Carrie can be contacted on 02897564400 or by emailing [carrie@quinnestateagents.com](mailto:carrie@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

