



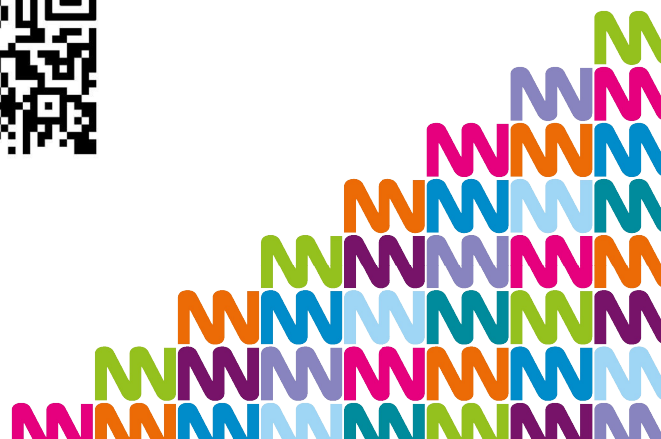
**17 Cargacreevy Road**  
 Ballynahinch  
 BT24 8UG

**Offers In The Region  
 Of £185,000**

- Quaint Cottage
- Two Bedrooms
- Spacious Lounge
- Shower Room
- Fully Double Glazed
- OFCH
- Enclosed Gardens
- Chain Free
- Call Carrie on 02897564400
- Email [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	60
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Located of the Magheraknock Road , this quaint two bedroom cottage revives nostalgia and offers excellent outside space. On mature site this lovely home is well-presented, offering good accommodation for those who simply enjoy country living or those wishing to downsize living space but retain a patch of land outside.

Some modernisation may be required through the cottage however there is nothing to do urgently! An open fire in the heart of the spacious lounge to ensure cosy warmth throughout winter.

Additional features in this chain-free sale include oil fired central heating, double glazed windows and off-street parking.

### Accommodation

The property comprises of an entrance hall, a central living room with patio doors to access the garden , the living room is surrounded by two bedrooms, a kitchen with integrated hob and oven, shower room with storage. On the outside there is a spacious garden and two stores.

### Location

Located just off the Magheraknock Road, the property is conveniently located to commute to Lisburn, Belfast, Ballynahinch with local amenities being only a short drive away.

### Contact

If you require a viewing please get in contact via phone Carrie on 02897564400/07803626095 or email - sales@quinnestateagents.com

### 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



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



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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