



# 40 Magheraknock Park

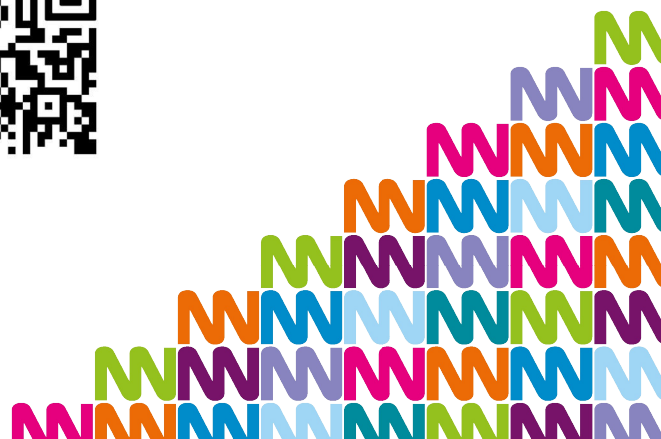
Ballynahinch  
BT24 8FG

Offers In The Region  
Of £199,950

- Modern Semi Detached Home
- Three Good Sized Bedrooms, Master Ensuite
- Spacious Lounge with Open Fire
- Open Plan Kitchen/Dining Area
- Ground Floor W.C
- First Floor Family Bathroom
- Off Road Parking
- Oil Fired Central Heating
- EPC B 82
- Viewing By Appointment Only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			







Located on the Magheraknock road, Magheraknock Park is a relatively new development with excellent quality builds constructed to a spectacular standard. This gorgeous like-new semi-detached home boasts a high energy efficiency rating and a modern feel throughout. Offering an abundance of space both internally and externally, with an enclosed rear garden and patio area for entertaining. This home will appeal to all buyers. We expect a high level of interest to avoid disappointment please contact Carrie in our Ballynahinch branch.

### Accommodation

This semi-detached home offers great accommodation throughout. The ground floor consists of a well-sized lounge with open fire, open plan kitchen/dining with double doors offering access to the garden and a separate W.C. On the first floor there are three bedrooms including a master with ensuite, main bathroom and linen closet. The external areas of the property include a enclosed back garden and off-street parking.

### Location

Located on the Magheraknock road, with great access to the centre of Ballynahinch. Also offering a great connective point for those who commute to work in Belfast, Lisburn and further afield.

### 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



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



40 Magheraknock Park, 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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