



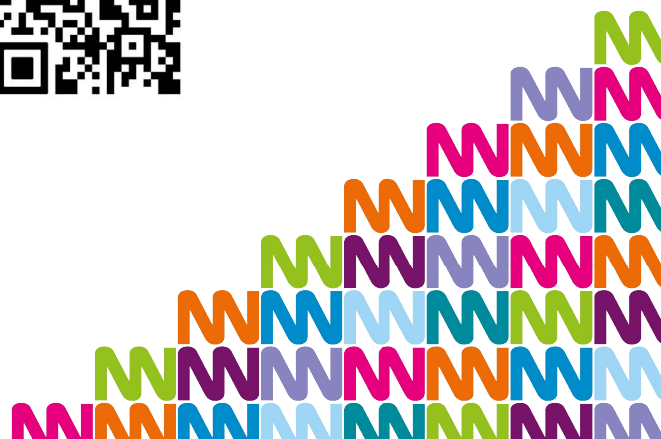
**31 Windmill Drive**  
 Ballynahinch  
 BT24 8WD

**Offers In The Region Of £135,000**

- Ideal First time Buy or Investment
- Semi Detached Home
- Three Bedrooms
- Open Plan Kitchen/Dining area
- Spacious Rear Garden
- Off Street Parking
- Fully Double Glazed
- Oil Fired Central Heating
- Chain Free
- EPC 58/D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			







This well presented three bed semi detached property is the perfect first time buy or investment property with a low maintenance garden to the front, tarmacked driveway and enclosed rear garden with unspoilt views of the countryside. The property is situated just of the Crossgar Road and within walking distance of local schools and amenities.

Early viewing is recommended, to book a private viewing call Carrie on 02897564400 or email [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)

### Accommodation

On the ground floor you are welcomed by an entrance hall that offers access to the first floor and spacious living room with open fire, leading onto the open plan kitchen/dining area with recess for a washing machine and free standing cooker. From the kitchen you can access the enclosed rear garden with patio for entertaining. On the first floor there is Three bedrooms with bedroom one offering built in storage, Family bathroom and linen closet.

### Location

Situated in a popular residential area of Windmill Gardens, just of the Crossgar Road. The property is conveniently situated to the amenities of town centre and close by to bus routes. The commute to Belfast, Crossgar or Downpatrick is within easy access.

### 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



For any enquiry relating to this property, please contact

**Carrie Mackin**

[carrie@quinnestateagents.com](mailto: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](mailto:sales@quinnestateagents.com)



31 Windmill Drive, 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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