



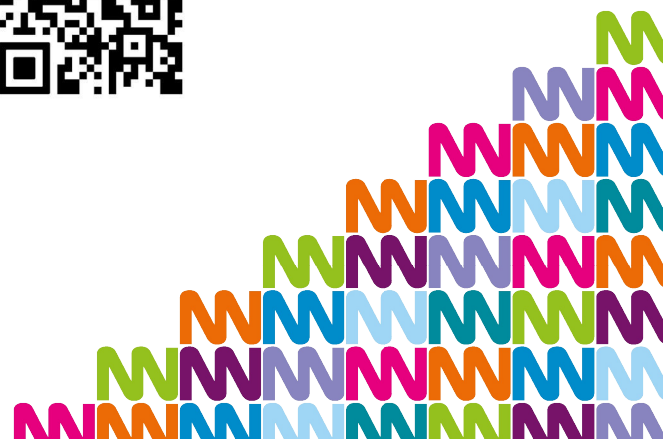
7 Windmill Avenue
 Ballynahinch
 BT24 8PF

**Offers In The
 Region Of £147,500**

- Town House
- Beautifully Presented
- Move in Ready
- Four Bedrooms
- Three Reception
- Separate WC
- Excellent Storage
- Outside Entertaining Area
- Low Maintenance Gardens
- Early Viewing Recommended



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	64
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





This end terrace property is situated in a popular development and within walking distance of the town amenities. The property is beautifully presented throughout and offers flexible living for all the family with a recently updated kitchen and bathroom, being finished to a high standard. There is off street parking to the front of the property and a wrap garden that is low maintenance and maximises the use of space for outdoor living and entertaining.

Accommodation

The split level accommodation comprises entrance hall, large storage cupboard, WC, lounge with woodburning stove, leading onto the dining room/second reception, conservatory with access to the garden and recently updated kitchen. On the second floor linen closet, modern family bathroom which has been recently refurbished to include wall mounted TV, storage cupboard and two bedrooms, one bedroom benefiting from built in robes, on the top floor there are two further bedrooms, bedroom two has been used as a guest suite and has an enclosed shower and hand basin.

On the outside the property offers a wrap around low maintenance garden to the front and rear with an entertaining area to the side making full use of the outside space. The rear garden looks onto Windmill Hill Park.

Location

The property is situated within walking distance from Ballynahinch town centre and convenient to shops, schools and main bus routes. Ideally located for those commuting to Belfast, Newcastle, Downpatrick, Crossgar

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

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07803626095

Ballynahinch Branch

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Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

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General Enquiries

sales@quinnestateagents.com



7 Windmill Avenue, 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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