



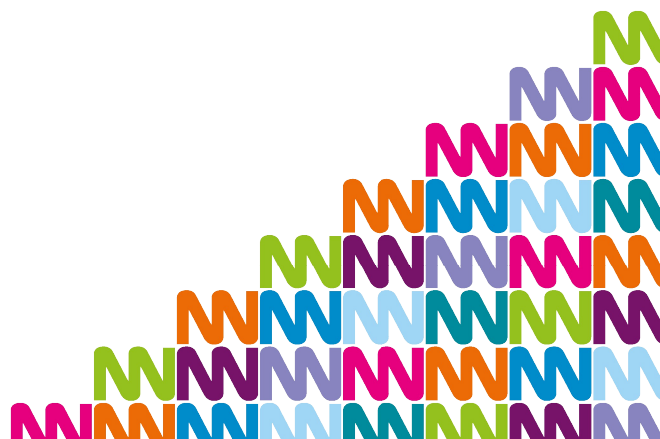
## 17a Windmill Gardens

Ballynahinch  
BT24 8EP

## Offers In The Region Of £80,000

- Perfect Investment Opportunity
- One Bedroom Ground Floor Flat
- Spacious Lounge
- Fitted Kitchen
- Oil Fired Central Heating
- Double Glazed Windows
- Rental Potential £475.00 Per Month
- Chain Free Sale
- Well Presented Property
- 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	62	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Excellent Investment Opportunity! This ground floor home is set in the well established Windmill Gardens area of Ballynahinch. Upon viewing, you will be surprised by the spacious accommodation on offer to include entrance hall, living room, kitchen, one bedroom and a bathroom. The property also benefits from oil fired central heating, front garden and a shared low maintenance back yard to include storage shed.

Conveniently situated to the local amenities and within an easy commute to Belfast, Downpatrick & Newcastle. This fine home is an excellent first time buy or investment and viewing is recommended. Early Viewing Highly recommended by calling Carrie - 02897564400 or emailing [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)

## ACCOMMODATION COMPRISE

### LIVING ROOM

Spacious & bright room.

### KITCHEN

Fitted with a range of high and low level units to include integrated hob & Oven.

### BEDROOM

Built in storage.

### BATHROOM

Fitted with W.C, wash hand basin & bath with tiled flooring and PVC panelled walls.

### STORE ROOM

### OUTSIDE

Fully enclosed shared rear yard with storage shed.



For any enquiry relating to this property, please contact

**Carrie Mackin**

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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)



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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