



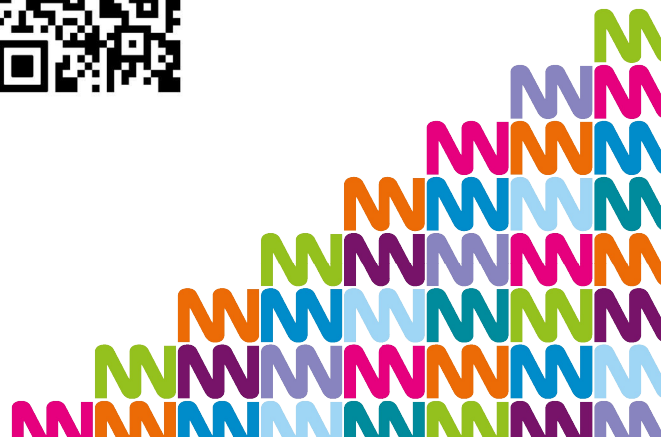
36D Windmill Gardens
 Ballynahinch
 BT24 8ER

**Offers In The
 Region Of £85,000**

- Ideal First Time Buy or Investment
- Two Bed Apartment
- Spacious Lounge
- Modern Fitted Kitchen
- Fully Double Glazed
- Gas Central Heating
- Chain Free
- Early Viewing Recommended
- Call Carrie 02897564400
- Email sales@quinnestateagents.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Nestled in a good area, Windmill Gardens offers a great opportunity whether you're looking for an ideal investment opportunity or considering your first home purchase. Situated on the first floor, this property features modern kitchen, two bedrooms, gas central heating and additionally, the shared access and garden area so you may enjoy the outdoors.

Accommodation

The property comprises spacious living room, modern fitted kitchen with a range of high & low level units with recess for under counter washing machine, integrated hob oven and free standing American fridge freezer that is included in the sale. Two bedrooms, bedroom one benefits from built in storage and family bathroom with shower over bath and linen closet.

Location

Situated in a popular residential area of Windmill Gardens, just off 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

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

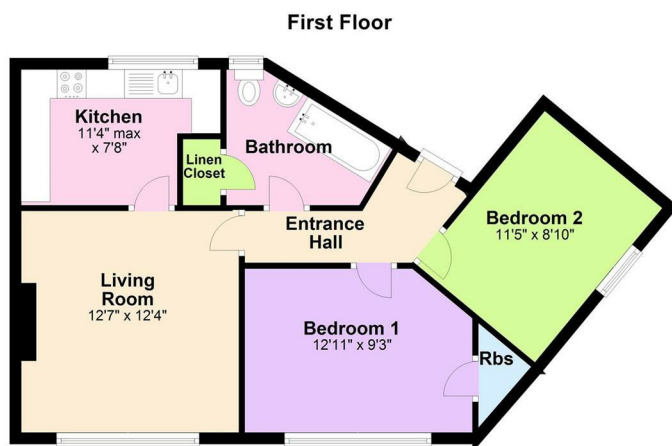
49-51 Market Street
Downpatrick BT30 6LP
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

sales@quinnestateagents.com



36D Windmill Gardens, 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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