



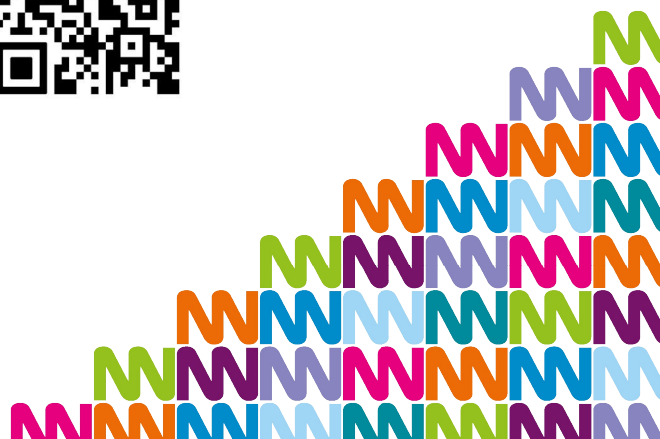
**20 Hillcrest Drive**  
 Ballynahinch  
 BT24 8HE

**Offers In The Region  
 Of £110,000**

- Ideal Investment or First Time Buy
- Mid Terrace Home
- Two Bedrooms
- Shower Room
- Enclosed Back Garden
- Double Glazed Windows
- Gas Central Heating
- EPC 75/C
- Contact Carrie on 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		75	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Central to Ballynahinch market town. The home provides easy access to all local amenities. The home is currently a long term rental and we are acting on behalf of the landlord. This would make an ideal addition to an existing or potential buy-to-let portfolio, or an excellent first time buy. The home benefits from gas central heating and is fitted with double glazed windows.

### Accommodation

The house offers a living room, kitchen, two bedrooms and a shower room, along with an enclosed rear garden

### Location

Located centrally in Ballynahinch the house provides excellent walking access to local amenities including schools and shops. The location lends ideally to those who wish to commute for work in Lisburn, Belfast, Downpatrick and other surrounding towns.

### 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)



20 Hillcrest 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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Estate Agents

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