



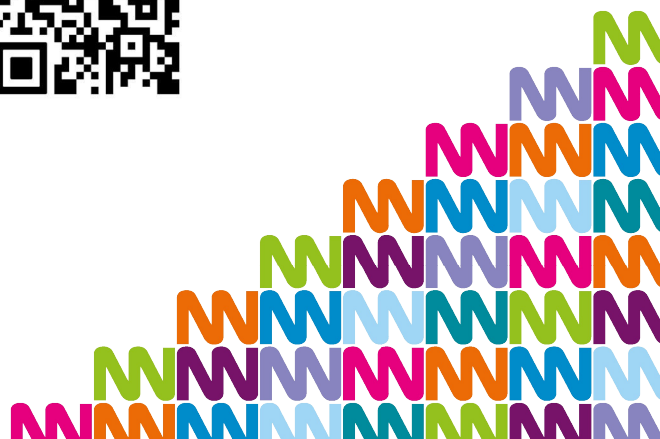
**6 Carlisle Avenue**  
 Ballynahinch  
 BT24 8PH

**Offers In The Region Of  
 £169,950**

- Detached Bungalow
- Three Bedrooms
- Spacious Lounge
- Separate Dining Room
- Wet Room
- Fully Double Glazed
- Oil Central Heating
- Off Street Parking
- Chain Free
- EPC 56/D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Welcome to 6 Carlisle Avenue a detached three-bedroom bungalow located in the development of Carlisle Park in Ballynahinch. This property boasts two reception rooms, ideal for entertaining guests or simply relaxing with the family, there's plenty of space for everyone to enjoy.

The bungalow features a wet room and offers an outdoor space. Additionally, the off-street parking ensures convenience for you and your guests.

Situated in a desirable location, whilst still being close to local amenities. The 56D EPC rating indicates that this home is energy efficient, helping you save on utility bills.

### Accommodation

The property comprises of hallway with storage, spacious living room with fireplace, dining room, kitchen with a range of high & low level units with recess for under counter washing machine, dishwasher, fridge freezer and integrated oven and gas hob. Three bedrooms, with built in robes and wet room. Detached garage with roller door. Tarmac driveway. Garden area to the front and concrete patio area to the rear of the property.

### Location

Situated in a popular residential area of Carlisle Park, just off the Newcastle Road and within walking distance from Ballynahinch town centre and convenient to shops, schools & main bus routes.

### 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](mailto: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**

[carrie@quinnestateagents.com](mailto:carrie@quinnestateagents.com)  
07803626095

### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

### Downpatrick Branch

15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

### General Enquiries



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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