



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

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For any enquiry relating to this property, please contact

Carrie Mackin

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**24 Edenavaddy Road
Ballynahinch
BT24 8JH**

**Offers In The Region Of
£525,000**

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.

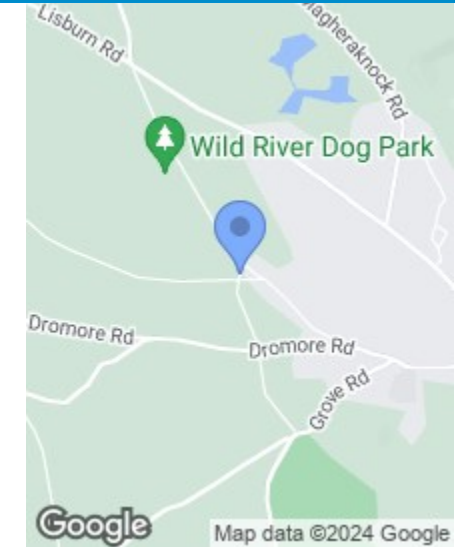
- Luxurious Detached Bungalow with Paddock
- Elevated Site with undisturbed Views
- Beautifully Presented Throughout
- Four Bedrooms, Two with Ensuite
- Two Reception
- Separate Dining Room
- Conservatory
- Home Office
- Games Room with Bar
- Double Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	61
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



24 Edenavaddy Road

Ballynahinch, BT24 8JH



Directions

From the Saintfield Road roundabout head east onto the Saintfield Road, follow the road through until the end of the Magheraknock Road, turning right onto the Ballynahinch Road, taking the first road on your left onto the Riverside Road, follow the road, taking the first road on your right onto the Edenavaddy Road the property is located approx. 0.2 miles

Nestled on the picturesque Edenavaddy Road in Ballynahinch, this stunning detached house offers beautifully presented living space throughout. Spanning over an impressive approx. 2,443 sq. ft, providing ample room for comfortable living.

The property features a home office, ideal for those working remotely, along with two reception rooms that offer versatile spaces for relaxation and entertainment. With four bedrooms, there is plenty of room for a growing family or guests, and a dedicated games room adds a fun element to the home. The separate dining area is perfect for hosting dinner parties or enjoying family meals.

One of the highlights of this property is the stunning, unparalleled views that can be enjoyed from various vantage points within the house. Whether you're in the primary bedroom with its ensuite and dressing room, or in one of the reception rooms, the breath-taking scenery is sure to captivate you.

If you're looking for a spacious and well-appointed home in a tranquil setting with panoramic views, this property on Edenavaddy Road is a must-see. Don't miss out on the opportunity to make this house your dream home.

Accommodation

The property comprises bright spacious reception hall with cloakroom storage and WC, lounge with multi-fuel stove, kitchen with gas top stove and integrated dishwasher, utility room with access to the rear of the property, home office, dining room leading to conservatory with access to outside patio area. From the hall you can access the family room, four spacious bedrooms, two benefiting from ensuite's with power showers, the master bedroom benefits from an ensuite with bath and fitted dressing room, family bathroom with whirlpool bath and large linen closet.

Outside

In addition to the interior features, this property also includes a double garage with games room, snooker table to be included in the sale, two outbuildings with electric, Greenhouse and spacious outside space, perfect for outdoor activities or simply enjoying the fresh air. The combination of indoor comfort and outdoor beauty makes this house a truly special find. On approach you will be greeted with double electric gates and spacious driveway. The paddock is located to the right of the property and benefits from its own entrance. The paddock can also be accessed from the basement of the double garage.

Contact

If you require a viewing please get in contact via phone Carrie on 02897564400/07803626095 or email - sales@quinnestateagents.com

Mortgage Advice

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McLean from Ritchie & McLean Mortgage Solutions on 07731435310 or email Laura on laura@ritchieclean.co.uk

