



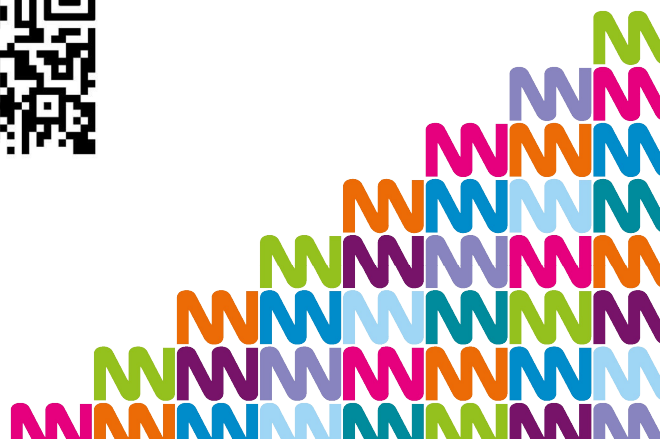
4 Windmill Lane
 Ballynahinch
 BT24 8EU

**Offers In The Region Of
 £249,950**

- Detached Bungalow with Garage
- Modern Fresh Décor Throughout
- Three Bedrooms
- Spacious Lounge with Stove Fitted
- Contemporary Kitchen with Belfast Sink
- Separate Utility Room
- Modern Bathroom with Four Piece Suite
- Low Maintenance Rear with Paving
- Oil Fired Central Heating
- EPC D 65



| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | 65 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |





This beautifully finished detached bungalow is situated in a quiet location where you would rarely see a property for sale. The present owners have tastefully modernised to create a bright spacious family home with a pleasant outlook to the countryside to the front and enclosed practical patio area to the rear. The property benefits from oil heating, pvc double glazing and good insulation for today's energy conscious. Windmill Lane is a hidden gem in Ballynahinch, tucked away for privacy yet within walking distance of the town and its amenities this property is sure to attract attention and early viewing is recommended.

Accommodation

PVC Entrance door to hall with quality laminate floor, sitting room with multi fuel stove, quality laminate flooring and picture window with lovely views across to the countryside, open to luxury kitchen with recess for range style cooker, built in fridge/freezer and dishwasher, dining space, tiled floor. utility room with high and low units, sink unit plumbed for washing machine and tumble drier. Access to Integral garage. There are three good sized bedrooms and deluxe bathroom with bath, shower cubicle, sink unit and low flush w.c.

Outside

Garden area to front with ample parking area, enclosed spacious practical patio area to rear.

Contact

If you require a viewing please contact 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@ritchiemclean.co.uk



For any enquiry relating to this property, please contact

Carrie Mackin

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07803626095

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General Enquiries

sales@quinnestateagents.com



4 Windmill Lane, 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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