



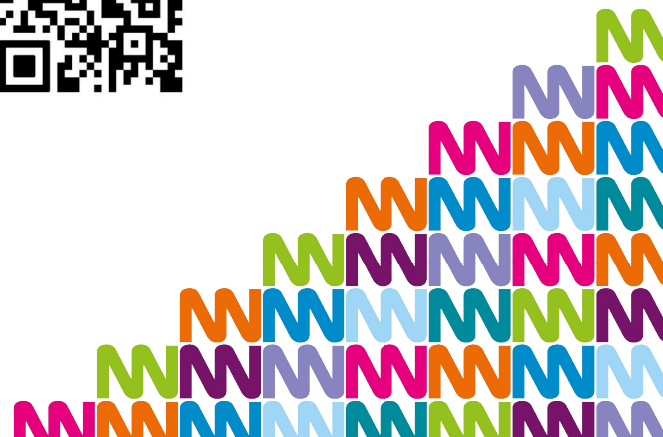
**35 Lisburn Road**  
 Ballynahinch  
 BT24 8TH

**Offers Over £175,000**

- Detached Bungalow
- Beautiful Mature Expansive Garden
- Three Bedrooms
- Spacious Lounge
- Dining Room
- Modern Shower Room
- Integral Garage
- Oil Fired Central Heating
- Prime Location
- Chain Free



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Nestled on the Lisburn Road in Ballynahinch, this detached home offers a perfect blend of comfort and convenience. The property boasts a spacious reception, three bedrooms and a modern shower room, providing ample space. One of the standout features of this property is its beautiful expansive mature garden, offering a tranquil retreat right at your doorstep.

Conveniently located on the edge of Ballynahinch town, this home is perfect for those who value easy access to local amenities. Additionally, its proximity to Lisburn, Belfast, and Hillsborough makes it an ideal choice for commuters.

While the property may require a touch of modernisation, this presents a fantastic opportunity for the new owners to add their personal touch and truly make this house their own. Don't miss out on the chance to create your dream home in this desirable location.

### Accommodation/Outside

The property offers flexible and accessible accommodation with three bedrooms and modern shower room, bedroom two with built in robes, living room with bay window and open fire, kitchen with adjoining dining room offering access to the garden. The kitchen benefits from a range of high & low level units with recess for under counter fridge and integrated hob and oven. There is an inner hallway offering access to the integral garage.

On the outside the property is fully enclosed, with tarmac driveway with beautifully matured gardens wrapping around the bungalow.

### Location

The property is situated on Lisburn Road, on the outskirts of Ballynahinch just before the junction turning off onto the Magheraknock Road. Within walking distance of the town centre it is placed excellently to access public amenities.

### Contact

To arrange a viewing appointment at this property, contact Carrie, in our Ballynahinch Branch on 028 9756 4400 or email [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)

### Mortgage Advice

If you require any financial advice and mortgage assistance for the acquisition of this property, please contact Laura @ Ritchie Mclean Mortgage Solutions 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

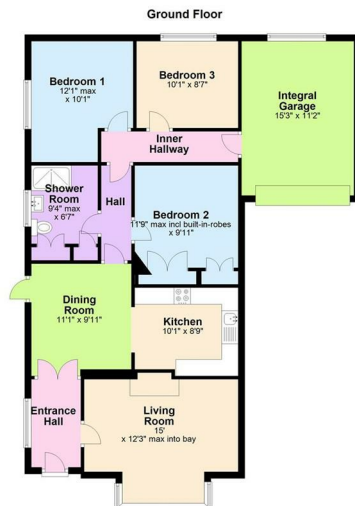
### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS

028 4062 2226

### General Enquiries

[sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)



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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