



35 Chestnutt Meadows

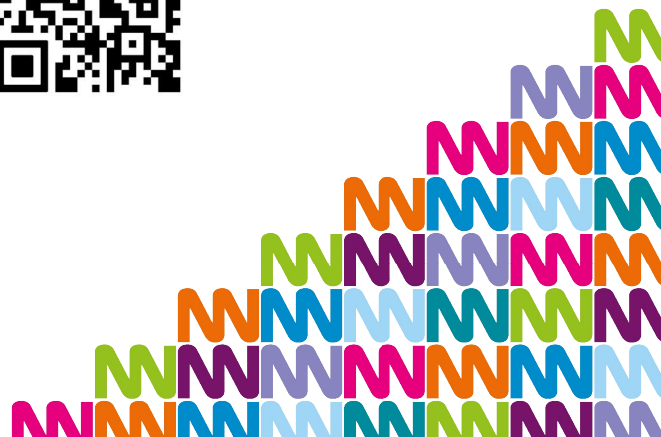
Ballynahinch
BT24 8TA

Offers In The Region Of
£239,950

- Four Bed Detached Home
- Two Reception Rooms
- Open Plan Kitchen Dining
- Dining Room
- Separate Utility Room
- Master Bedroom with Ensuite
- Downstairs WC
- Enclosed Rear Garden with outside tap
- Off-Street Parking
- Chain Free Sale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Welcome to 35 Chestnutt Meadows, a modern detached house located in the quiet sought-after residential area off Riverside Road in Ballynahinch. This property boasts four bedrooms, perfect for a growing family or those in need of extra space. Upon entering, you are greeted by two reception rooms and a separate dining room, offering flexible living arrangements to suit your lifestyle.

One of the highlights of this charming home is the enclosed rear garden, providing a private outdoor space for relaxation or entertaining guests. Imagine enjoying a cup of tea in the morning or hosting a barbecue in the evenings in this tranquil setting.

This chain-free sale presents a fantastic opportunity to make this house your own without any delays or complications. Don't miss out on the chance to own this beautiful detached property in a desirable location. Contact us today to arrange a viewing and take the first step towards calling 35 Chestnutt Meadows your new home.

Accommodation/Outside

The ground floor of the home includes an entrance hall with cloakroom, offering access to the a spacious lounge with gas fire and surround, family room, downstairs WC and kitchen. The kitchen benefits from a range of high & low level units with recess for free standing cooker with electric oven and gas hob, housing unit for the freestanding fridge both to be included in the sale, there is also an integrated dishwasher, leading onto the dining room with patio doors to the enclosed rear garden. The kitchen offers access to the utility room and external door to the side of the property. Moving upstairs, four bedrooms with a master benefiting from ensuite facilities, a separate main family bathroom suite and linen closet.

The outside offers a good sized tarmac driveway with garden laid in lawn and surrounding fence. To the rear of the property, you have a low maintenance garden laid in lawn. (shed to be included in the sale)

Location

The property is situated on the edge of Ballynahinch town and approx. 1 mile from the town centre. Within walking distance of all the local amenities, Public transport and schools. The property is also ideally situated for those commuting to Lisburn, Hillsborough, Belfast, Dromore and Downpatrick without having to go through the town centre.

Contact

For more information or to schedule your own private appointment to see this property, please call Carrie on 02897564400 today or email all enquiries to 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

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07803626095

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

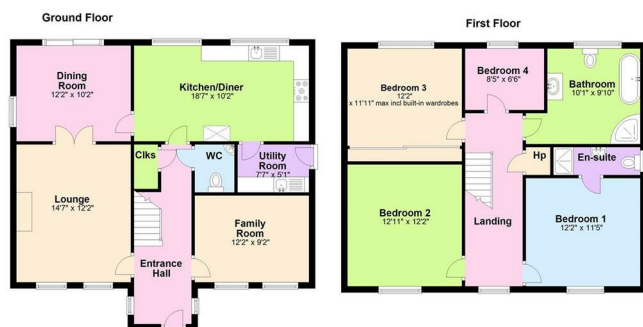
49-51 Market Street
Downpatrick BT30 6LP
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

sales@quinnestateagents.com



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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