



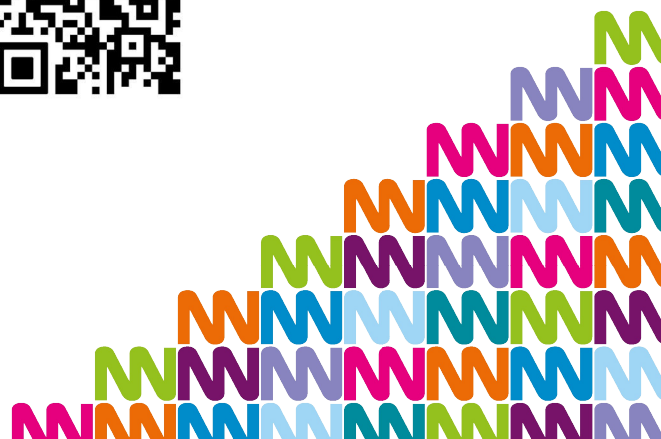
**17 Belfast Road**  
Ballynahinch  
BT24 8DZ

**Offers Over £169,950**

- Terraced Home
- Exceptionally Presented Throughout
- Enclosed Rear Garden with Parking
- Three Bedrooms
- Master with Ensuite
- Spacious Lounge with Open Fire
- Separate Utility Room
- Oil Fired Central Heating
- EPC 42 (E)
- Viewing by appointment Only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			58
(39-54) E	42		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			







Located on the Belfast Road, Ballynahinch, this home is a true gem waiting to be discovered. As you step inside, you are greeted by a warm and inviting atmosphere, with a spacious reception room, stunning kitchen and utility area. The property boasts three bedrooms, including a master ensuite and is as practical as it is charming.

The house is beautifully presented throughout, exuding a sense of elegance and comfort. You'll find it easy to envision yourself living here, with nothing left to do but move in and make it your own.

Step outside to discover an enclosed rear garden, providing a private garden where you can unwind and enjoy the outdoors. Parking is accessed with the gated entrance, offering both security and convenience.

Conveniently located for commuters and within walking distance of the town centre, this property offers the best of both worlds - a peaceful retreat with easy access to amenities.

### Accommodation

The property has a small entrance hallway, through to a good sized lounge with open fire, leading to the stunning kitchen comprising a range of units with Belfast sink, integrated dishwasher and recess for range cooker. From the kitchen you can access a utility area with outside door to the rear of the property. On the first floor there are three bedrooms, master ensuite and bedroom three offering built in storage. Family bathroom with roll top bath and linen closet.

Outside Low maintenance gardens to the front and rear that are both fully enclosed. Parking is accessed with a gated entrance, the rear garden offers a patio area for entertaining with outside storage/utility with WC.

### Outside

Outside Low maintenance, fully enclosed & paved front garden. Well maintained rear garden with grass lawn, patio area with the added benefit of a spacious store room situated at the bottom of the garden.

### 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](mailto:laura@ritchiemclean.co.uk)

### Contact

If you require a viewing please get in contact via phone Carrie on 02897564400 or email - [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)



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.

**QUINN**  
Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)