



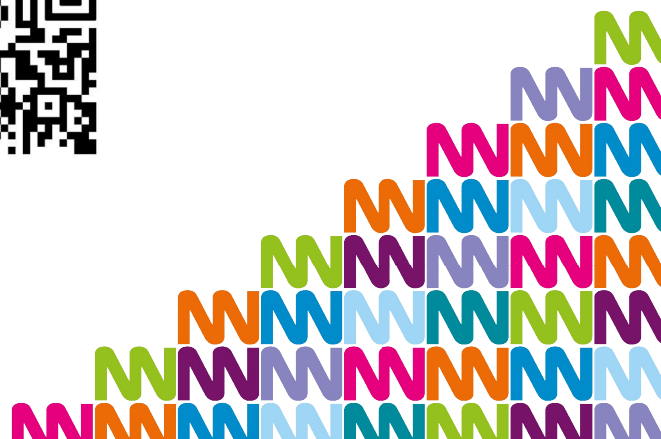
**41 Lord Moira Park**  
 Ballynahinch  
 BT24 8TF

Asking Price  
**£259,995**

- Large Detached Home
- Three Bedroom
- Open Feel Kitchen/Dining Area
- Spacious Lounge
- Detached Garage
- Sought After Location
- Gas Central Heating
- EPC 72/C
- Contact Carrie on 028 97564400
- Email [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





We at Quinn are more than pleased to bring this stunning home in the Lord Moira Park development of Ballynahinch. Presented to an immaculate standard both within and outside the property, a deluxe family home with the finest fixtures and fittings is to be expected on arrival to your first viewing. With excellent features including a rear detached garage suitable for storage and a car. The property boasts itself to family living on a highly attractive level. The high quality kitchen gives off a farmhouse rustic feel inviting a new owner to explore their culinary potential, and a stunning lounge provides a cosy space for entertaining when it's too rainy for the spectacularly finished rear garden. View today at your earliest convenience as we presume the interest for this property to be high. Call Carrie on 028 9756 4400 or email [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)

### Accommodation

The ground floor of the home includes a wide entrance hall, spacious lounge and open plan kitchen/ dining space along with a separate utility area. Moving upstairs, 3 bedrooms with a master benefiting from ensuite facilities, a separate main family bathroom suite and storage space useable in a linen closet. Separate to the house itself is a detached garage suitable for further storage.

### Location

Located on the Ballynahinch road just on the outskirts of Ballynahinch itself, this property is located excellently for those who want to be outside the hustle and bustle of Ballynahinch's centre without being too far from the accessible amenities. Walking to bus routes is optional at a short distance and the home is just off helpful commuting routes to the A1, Lisburn and Belfast.

### 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](mailto: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**

[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)



41 Lord Moira Park, 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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Estate Agents

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