

## 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



For any enquiry relating to this property, please contact

Leanne Glover

leanne@quinnestateagents.com  
07703612260



1 Hill Street  
Gilford  
BT63 6HZ

Offers In The  
Region Of £65,000

### 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.

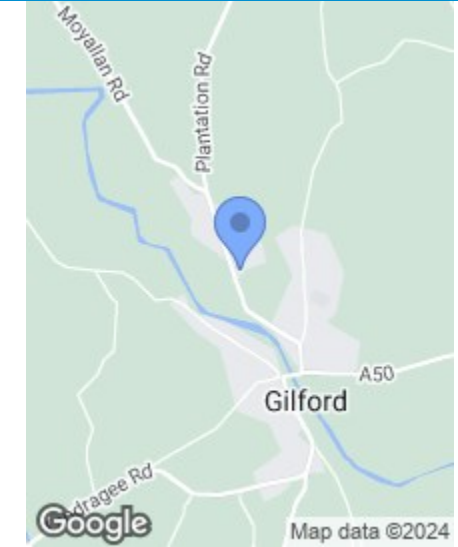
### Valuation/Mortgage Service

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.

- Ground Floor Apartment
- Two Bedrooms
- Spacious Lounge
- Modern Kitchen with Dining Space
- Bathroom fitted with White Three Piece Suite
- Small Enclosed Private Yard to Rear
- Electric Storage Heating
- EPC D 66
- Chain Free Sale
- Viewing By Appointment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





[Directions](#)

Welcome to 1 Hill Street, Gilford, Craigavon - a charming ground floor flat nestled in the heart of Gilford Village. This apartment boasts 1 reception room, 2 cosy bedrooms, and a well-appointed bathroom, making it the perfect investment opportunity for those seeking a chain-free sale. Situated in a prime location, this property offers easy access to all the amenities Gilford Village has to offer, including shops, cafes, and local schools. The convenience of ground floor living adds to the appeal, making it ideal for individuals of all ages. Whether you're looking to step onto the property ladder or expand your investment portfolio, this apartment presents a fantastic opportunity to own a piece of Gilford's thriving community. Don't miss out on the chance to make this property your own and enjoy the quintessential village lifestyle it has to offer.

**ACCOMMODATION COMPRISES**

Enclosed front with rails leading into the private entrance door with tiled hallway. Living room with laminate flooring and large front window & storage cupboard. Kitchen fitted with modern range of units comprising integrated hob, oven and fridge freezer with recess for washing machine and access to back yard. Bathroom with tiled floor comprising white suite with shower over bath. Two good sized bedrooms.

**MORTGAGE ADVICE**

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you can email [laura.mcgeown@ritchiemclean.co.uk](mailto:laura.mcgeown@ritchiemclean.co.uk)

**CONTACT**

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)

**Ground Floor**

