



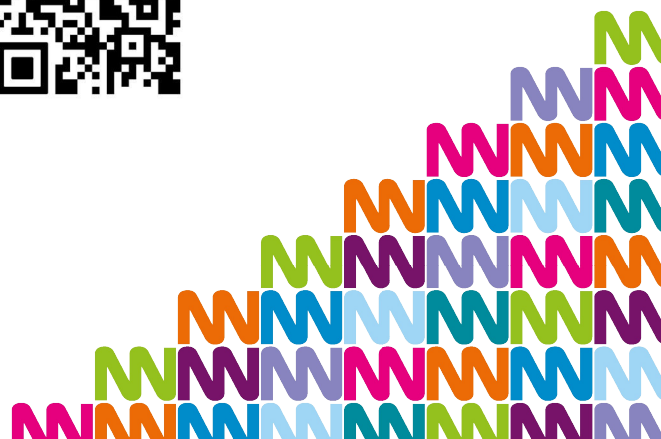
**61 Millbank Grove**  
 Ballynahinch  
 BT24 8WQ

**Offers In The Region Of  
 £229,950**

- Detached Home
- Three Bedroom
- Master Bedroom with Ensuite
- Open Plan Kitchen/Dining
- Sunroom with Vaulted Ceiling
- Separate Utility Area
- Ground Floor WC
- Oil Fired Central Heating
- EPC 81/B
- Chain Free Sale



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





This well looked after property offers a sense of freedom and flexibility, allowing you to make it your own without any constraints. One of the standout features is the recent addition of a stunning sunroom, offering additional living space that opens onto a private rear garden with views over the countryside, creating a tranquil atmosphere.

What really sets this property apart is its chain-free status, making it move-in ready for you to start creating new memories without any delays.

Don't miss out on the opportunity to make this house your home - book a viewing today

### ACCOMODATION

This like-new construction offers an abundance of space throughout, with the ground floor comprising tiled hallway, spacious bright lounge with multi fuel stove and kitchen/dining living area. The kitchen is fitted with quality cream units with an integrated hob, oven, dishwasher and fridge freezer. The sunroom has a vaulted ceiling and offers access to the garden. Leading back through the kitchen you can access the utility area and onto the hallway with WC and staircase. On the first floor there are three sizable bedrooms with the master having ensuite facilities and family bathroom.

### LOCATION

Located in a newly developed neighbourhood on the east side of Ballynahinch market town, Offering both style and practicality for those who need to easily access local amenities in the centre of town a short distance away. It's location also lends well to those commuting to Belfast, Lisburn, Downpatrick and other localities.

### CONTACT

The sale of this property is looked after by Carrie from our Ballynahinch branch. Carrie can be contacted on 02897564400 or by emailing [ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)

### MORTGAGE ADVICE

If you require financial advice to buy this property, we are more than happy to recommend Laura Mclean from Ritchie & Mclean Mortgage Solutions. Laura can be contacted on 07731435310



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.



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

15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

### General Enquiries

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

**QUINN**  
Estate Agents

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