



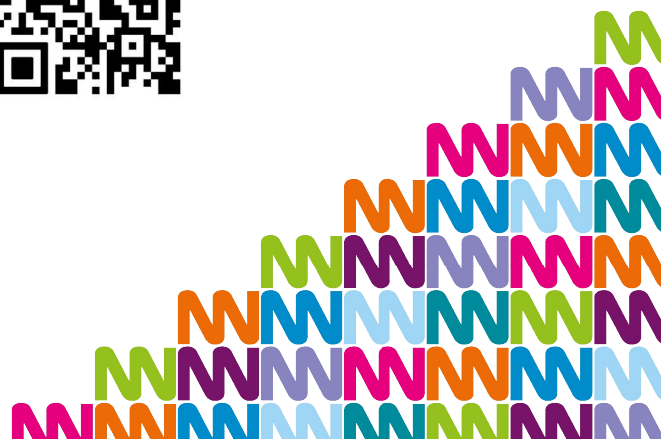
18 Millbank Grove
Ballynahinch
BT24 8WQ

**Offers In The Region Of
£234,950**

- Detached Home
- Four Bedrooms
- Spacious Lounge with Multi-Fuel Stove
- Open Plan Kitchen/Dining
- Separate Utility Area
- Primary Bedroom with Ensuite
- Ground Floor WC
- Detached Garage
- Enclosed Rear Garden
- EPC 82/B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





As you step inside, you'll be greeted by a modern interior that feels like new construction. The downstairs WC adds convenience, while the open plan kitchen dining/utility area is perfect for both everyday living and entertaining.

Outside, a brick paved driveway leads to a detached garage, providing ample parking space and access to the enclosed rear garden. The property's convenient location is within walking distance to town centre, while its proximity to commuting routes ensures easy access to nearby areas.

If you're looking for a move-in ready, modern home that combines style, comfort, and convenience, this property in Millbank Grove is the perfect choice.

Accommodation

The ground floor of the property comprises, entrance hall with storage and WC, spacious bright lounge with multi fuel stove and kitchen/dining/utility area. The kitchen is fitted with quality cream units with an integrated hob, double oven, dishwasher and fridge freezer. There are double doors leading to the rear garden and access to the utility area. On the first floor there are four sizable bedrooms with the primary bedroom benefiting from an ensuite 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

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



For any enquiry relating to this property, please contact

Carrie Mackin

carrie@quinnestateagents.com
07803626095

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

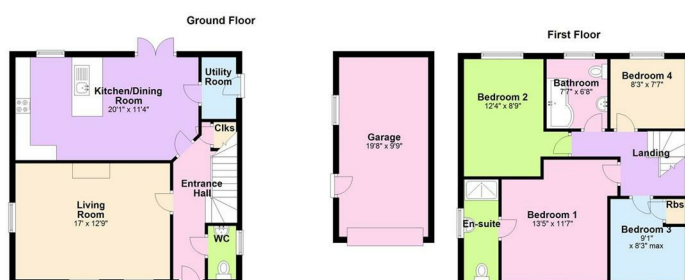
15 Market Street
Downpatrick BT3 06LR
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

ballynahinch@quinnestateagents.com



18 Millbank Grove, 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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