



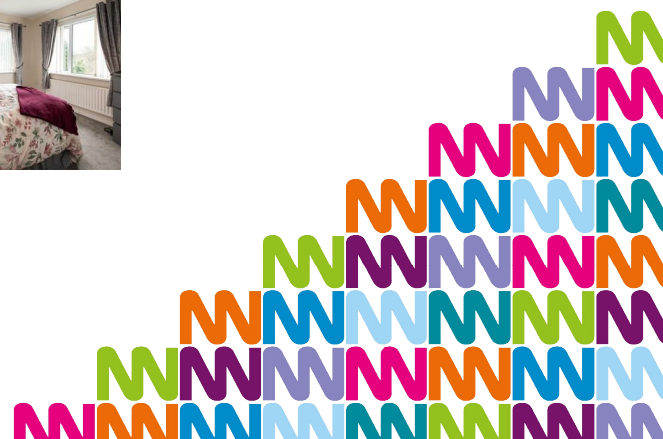
**25 Church Road**  
 Ballynahinch  
 BT24 8LP

**Offers In The Region  
 Of £249,950**

- Prime Location
- Uninterrupted Views
- Detached Split Level Home
- Five Bedrooms
- Large Spacious Lounge with Open Fire
- Separate Dining
- Utility Room
- Garage
- Oil Fired Central Heating
- Chain Free



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	64
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





This lovely detached bungalow is situated just off the main Church Road in Ballynahinch within easy walking distance of Ballynahinch town centre.

Only by internal inspection can this lovely home be fully appreciated. Benefitting from the best of both worlds with its central location to the town centre and the delightful backdrop of the woods of Montalto Estate. The deceptively spacious accommodation allows for flexible living on the inside and offers equally as much space on the outside.

Early viewing recommended.

### Accommodation

The property comprises of a bright entrance hall with storage, spacious lounge with open fire, fitted kitchen, dining room opening onto a sun terrace, three bedrooms two of which have built in wardrobes, modern bathroom and linen closet. There are stairs leading to the lower level of the property which offer access to a separate WC and two further bedrooms. The property also benefits from oil fired central heating, pvc double glazing, a garage and gardens front and rear.

### Location

This site sits in a very ideal location in terms of connective routes to nearby Downpatrick, Newcastle, Lisburn, Belfast with a selection of local shops and schools within walking distance.

### Contact

The sale of this property is looked after by Carrie from our Ballynahinch branch. Carrie can be contacted on 02897564400 or by emailing [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

15 Market Street  
Downpatrick BT3 06LR

028 4461 2100

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS

028 4062 2226

### General Enquiries



25 Church Road, 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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