



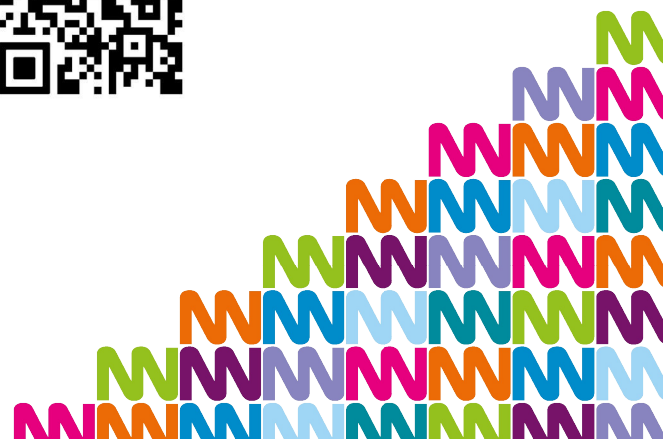
98 Cedar Hill
 Ballynahinch
 BT24 8XQ

**Offers In The Region Of
 £210,000**

- Immaculate Semi Detached Home
- Sitting Room with Stove
- Luxury Kitchen/Living/Dining
- Three Bedrooms including Master Ensuite
- Deluxe Bathroom
- Detached Garage
- EPC 84/B
- Contact Carrie on 028 97564400
- Email Ballynahinch@quinnestateagents.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Immaculately presented throughout this handsome semi detached home is situated in the much sought after Cedar Hill development. Offering a perfect blend of comfort, convenience and style and within walking distance of the town centre, this home boasts excellent access to local amenities and highly regarded schools making it an ideal choice for families. The spacious accommodation comprises, sitting room with stove, large kitchen/living/dining, three bedrooms including master ensuite and family bathroom.

Externally the property benefits from enclosed garden to rear with detached garage and ample parking space. The first time owners finished the property to the highest specification throughout and is move in ready.

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 Ballynahinch@quinnestateagents.com

ACCOMMODATION

The ground floor comprises bright spacious entrance hall & cloakroom, sitting room with stove, open plan luxury kitchen/living/dining with patio door to garden. The family bathroom, three sizable bedrooms including master ensuite are located on the first floor.

OUTSIDE

Externally the property benefits from a detached garage, enclosed easily managed garden, tarmac driveway and ample parking space.

Contact

The sale of this property is looked after by Carrie from our Ballynahinch branch. Carrie can be contacted on 028 9756 4400 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 McClean from Ritchie & McClean Mortgage Solutions. Laura can be contacted on 07731435310



98 Cedar Hill, 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.



For any enquiry relating to this property, please contact

Carrie Mackin

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028 9756 4400

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General Enquiries

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