



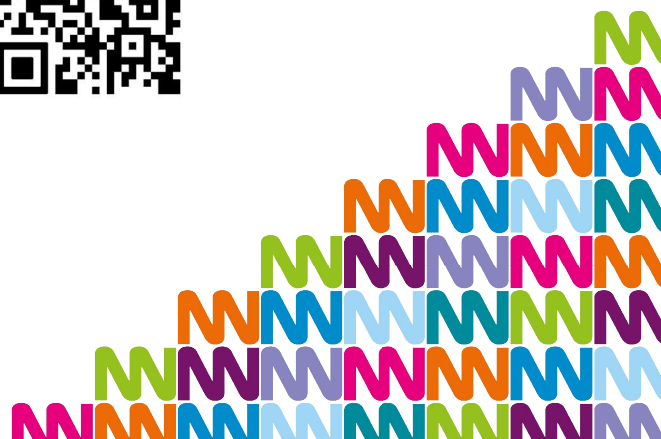
**18 Carlisle Avenue**  
 Ballynahinch  
 BT24 8PH

**Offers In The Region Of  
 £155,000**

- Three Bed Semi Detached Home
- Detached Garage
- Ground Floor Bedroom and Bathroom
- Sizeable Lounge with Open Fire
- Open Plan Kitchen/Dining
- Enclosed Rear Garden
- Off Street Parking
- Gas Central Heating
- Fully Double Glazed
- EPC 68/D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





A charming semi-detached chalet house located in the heart of Ballynahinch. This delightful property offers a perfect blend of comfort and convenience.

The property boasts three well-proportioned bedrooms, with one conveniently located on the ground floor, making it suitable for those who prefer single-level living or require easy access. The ground floor bathroom adds to the practicality of the home, ensuring that all essential amenities are readily available.

Situated ideally for the town centre and commuting, this property offers the best of both worlds—peaceful residential living with the vibrancy of local amenities just a stone's throw away. Whether you are looking to settle down or invest, 18 Carlisle Avenue presents a wonderful opportunity to own a lovely home in a sought-after location. Do not miss the chance to make this property your own.

### Accommodation

The property comprises on the ground floor entrance hall, living room with open fire, open plan kitchen/dining area benefiting from a range of high & low level units an integrated oven and gas hob with recess for under counter fridge and washing machine. Family bathroom with shower over bath and bedroom. Internal staircase leads to, two bedrooms, one with built in robes

On the outside there is a detached garage and enclosed garden to the front and rear of the property with ample off street parking.

### Location

The property is situated within walking distance from Ballynahinch town centre and convenient to shops, schools and main bus routes.

### 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 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

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



18 Carlisle Avenue, 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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