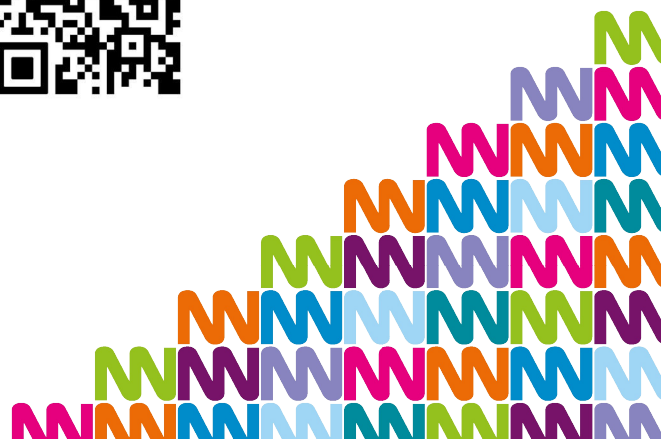# 16 Pheasant Hill
Ballynahinch
BT24 8FL

Offers In The Region Of
£195,000

- Semi-Detached
- Three Bed Home
- Master to include Ensuite
- Spacious Lounge with Feature Stove
- Open Plan Kitchen/Dining
- Downstairs WC
- Main Bathroom to include Separate Shower
- Enclosed Rear Garden
- Oil Fired Central Heating
- Move in Ready

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		

This property is a wonderful opportunity for anyone seeking a contemporary home in a desirable location, combining comfort and style, Pheasant Hill is a semi-detached house, built in 2017 with many standout features.

The elevated position of the property grants uninterrupted views towards the picturesque Montalto estate and Mourne mountains, making it a truly serene setting. The development is well-regarded, offering a friendly community atmosphere.

With a high energy rating, this home is not only move-in ready but also efficient. Don't miss the chance to make this lovely house your new home.

Accommodation
The property comprises entrance hall with modern tiled floor and an abundance of natural light penetrating through the large sidelight to the right hand side of the composite front door. The hall allows access to the living room with front aspect and feature wood burning stove. The kitchen is designed to allow space for dining and entertaining with an integrated hob, oven, dishwasher and washer /dryer. The kitchen allows access through a set of double doors to the private back garden. Leading back to the hall there is a downstairs WC. The first floor area is accessed from an open and spacious hallway with linen closet and three spacious bedrooms, including a master with ensuite and a family bathroom which has the benefit of a separate shower cubicle as well as a bath.

Outside
The property has a side tarmacked driveway with enough parking for at least two cars, front garden laid in lawn which can be used to enjoy the fantastic front views. To the rear there is a spacious, fully enclosed garden that offers privacy with no properties overlooking.

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
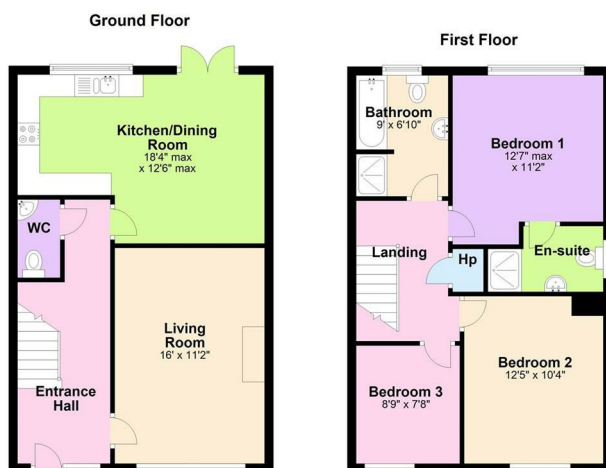
Downpatrick Branch

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

Ground Floor

Kitchen/Dining Room
18'4" max x 12'6" max

WC

Living Room
16' x 11'2"

Entrance Hall

First Floor

Bathroom
9' x 6'10"

Bedroom 1
12'7" max x 11'2"

Landing

Hp

En-suite

Bedroom 2
12'5" x 10'4"

Bedroom 3
8'9" x 7'8"

16 Pheasant Hill, Ballynahinch

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