



16 Pheasant Hill

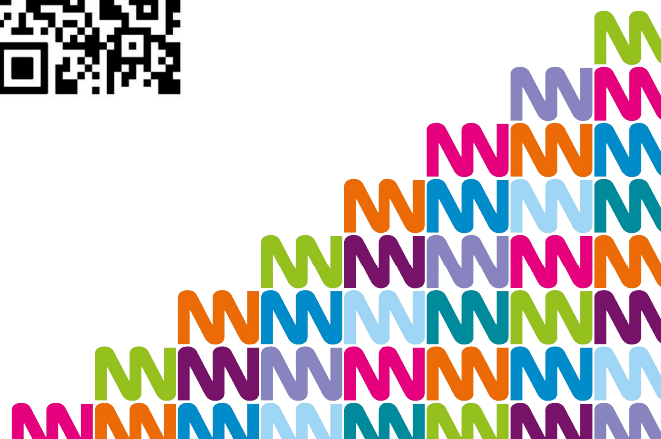
Ballynahinch
BT24 8FL

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

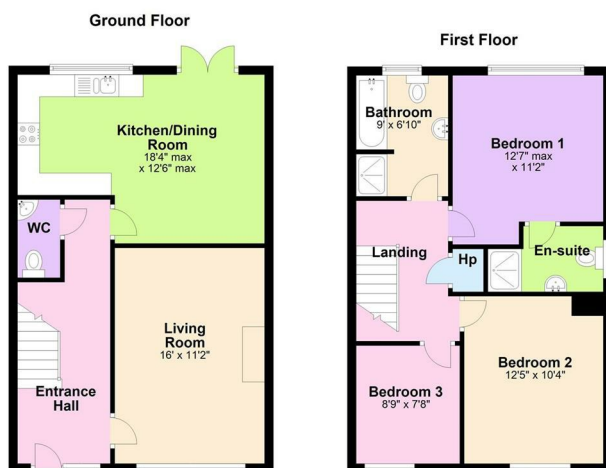
15 Market Street
Downpatrick BT3 06LR
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

ballynahinch@quinnestateagents.com



16 Pheasant 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.

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