

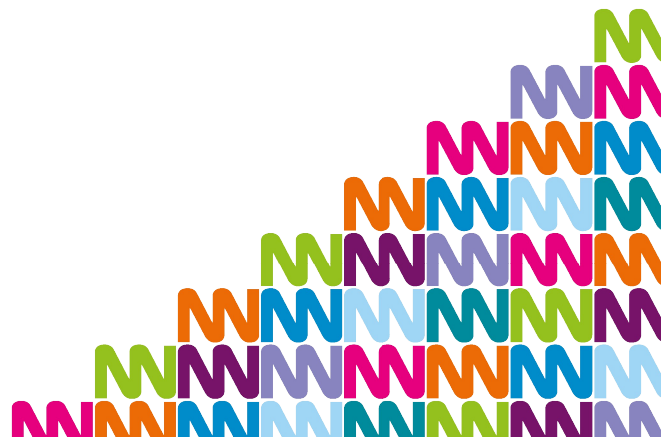


**11 Clanwilliams Court**  
 Ballynahinch  
 BT24 8XG

**£875 PCM**

- Detached Bungalow
- Three Bedrooms
- Open Plan Kitchen/Dining
- Generous Lounge
- Private Driveway
- OFCH
- Available Now
- EPC D56
- Enquiries to [ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)
- Application Form Process

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D		44	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Welcome to this charming three-bedroom detached bungalow located in the desirable Clanwilliams Court, Ballynahinch. This delightful property offers a perfect blend of comfort and convenience, making it an ideal home for families or those seeking independence.

As you enter the bungalow, you are greeted by a spacious reception room and kitchen/dining area, ensuring a warm and inviting atmosphere throughout. Comprising of three well proposed bedrooms and family bathroom with stand alone electric shower.

A private driveway, providing off-street parking for your convenience.

Situated within walking distance to all local amenities, you will find shops, schools, and recreational facilities just a short walk away. The location is also ideally positioned for easy access to neighbouring towns and cities, making it perfect for those who commute.

Please contact [ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com) for an application form



For any enquiry relating to this property, please contact

**Kayleigh Smyth**

[kayleigh@quinnestateagents.com](mailto:kayleigh@quinnestateagents.com)  
07751667239

#### 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)

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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Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)