



**7 Mossvale Road**  
Ballynahinch  
BT24 8SR

**£1,650 Per Calendar  
Month**

- Luxury new build property
- Open plan kitchen, dining & living area
- 4 spacious bedrooms
- Master bedroom with walk in wardrobes & en-suite
- Separate home office
- Detached garage
- Available immediately
- Applications to our Downpatrick branch
- Please contact aobheann on 07710308955 or [aobheann@quinnestateagents.com](mailto:aobheann@quinnestateagents.com)



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





Nestled on the charming Mossvale Road in Ballynahinch, this exquisite luxury house is now available for immediate let. This stunning new build boasts four spacious bedrooms, making it an ideal home for families or those seeking extra space. The master bedroom also boasts a walk in wardrobe & en-suite.

The heart of the home is a large open plan living and dining area, perfect for entertaining guests or enjoying quality time with loved ones. The design promotes a sense of light and space, creating a warm and inviting atmosphere throughout. Additionally, the property features a separate office, providing a quiet and dedicated space for work or study, which is increasingly valuable in today's world. With its modern finishes and thoughtful layout, this property offers both comfort and style.

For those interested in making this beautiful property their new home, all applications should be directed to Aoibheann our Downpatrick branch (07710308955/downpatrick@quinnestateagents.com). Don't miss the opportunity to experience luxury living in this delightful property.

#### Application Process

An application form can be downloaded from our website. We would advise you to fill this out at your earliest convenience and email it through to our lettings team on downpatrick@quinnestateagents.com - alternatively you can leave a copy into our Downpatrick Branch.

At Quinn we do not charge a tenant an application charge.

#### Benefits

Each application will be considered on an individual basis, we encourage you to fill in the application as thoroughly as possible & seek advice from your local housing authority if you need clarity on what you are entitled to.

#### Pets

Pets come with an increased risk of damage, however all applications are considered on an individual basis

#### Rates

The rates are not included in the rental value, and the tenant will be responsible for these



For any enquiry relating to this property, please contact

**Aoibheann Dagens**

aoibheann@quinnestateagents.com  
07710308955

#### 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

downpatrick@quinnestateagents.com

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Estate Agents

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.