

Quinn Building  
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**QUINN**  
Property Sales &  
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32 Ashburn  
Ballynahinch, BT24 8DQ

Offers around  
£125,000

- Semi Detached Chalet Bungalow
- 1 Reception
- Kitchen with Dining Space
- 3 Bedrooms
- Oil Fired Central Heating
- PVC Double Glazing
- Detached Garage



A super semi detached in a popular residential development of the Magheraknock Road. In good order throughout comprising Sitting Room, Kitchen with dining space, 3 bedrooms and bathroom. The property benefits from oil fired central heating, pvc double glazing and a detached garage. An ideal first time buy or investment and early viewing is recommended.

#### Entrance Hall

PVC Entrance door with glazed side panel. Chinese Slate floor. Cloaks with low flush w.c.

#### Lounge 5.04m x 4.12m (16'6" x 13'6")

Carved pine fireplace with cast iron, tiled inset and granite hearth. Laminate floor.

#### Kitchen / Dining Area 6.16m x 3.27m (20'3" x 10'9")

High and low level mid oak units with cooker extractor, 4 ring ceramic hob & built in oven, Stainless steel sink unit plumbed for washing machine, recess for fridge, chinese slate floor.

#### FIRST FLOOR

Hotpress

#### Bathroom 1.97m x 1.89m (6'6" x 6'2")

T & G panelled bath, Redring shower over, pedestal wash hand basin, low flush w.c., part tiled walls. Wooden floor.

#### Bedroom 1 3.21m x 2.99m (10'6" x 9'10")

Recessed lighting. Velux window

#### Bedroom 2 2.98m x 2.96m (9'9" x 9'9")

Velux window

#### Bedroom 3 2.75m x 2.61m (9'0" x 8'7")

Velux window

#### Outside

Garden to front in lawn, paved patio area to rear.

#### Detached Garage

Light and power, with loft storage.

#### Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspection of the property. We would also like to advise that our measurements are taken from the widest points of each room.

#### 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.

