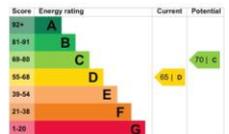




**52 Windmill Gardens**  
**Ballynahinch**  
**BT24 8ER**

**Offers In The Region Of**  
**£79,950**

- Three bedroom end terrace
- Kitchen with dining space
- Lounge with feature fireplace
- Shower room
- Oil fired central heating
- Front and rear gardens
- Walking distance to the town centre
- Early viewing recommended
- Ideal investment or first time buy!



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52 Windmill Gardens, Ballynahinch

52 Windmill Gardens is a three bedroom end terraced property located within a well established residential area in Ballynahinch. The property is a short distance to Ballynahinch town centre and is further benefited by its close proximity to some of the leading schools in the area.

The accommodation comprises on the ground floor an entrance hall, living room with feature fireplace and kitchen/dining area.

On the first floor are three bedrooms and a shower room.

Outside the property has front and rear garden areas as well as outside storage.

#### ENTRANCE HALL

#### LIVING ROOM

12' 8" x 15' 11" (3.86m x 4.85m)

#### KITCHEN / DINING ROOM

8' 4" x 19' 2" (2.54m x 5.84m)

#### GLASS GREEN HOUSE

6' 2" x 9' 4" (1.88m x 2.84m)

#### FIRST FLOOR

#### BEDROOM 1

8' 6" x 12' 11" (2.59m x 3.94m)

#### BEDROOM 2

10' 5" x 9' 4" (3.18m x 2.84m)

#### BEDROOM 3

7' 4" x 9' 7" (2.24m x 2.92m)

#### SHOWER ROOM

5' 7" x 5' 11" (1.7m x 1.8m)

#### BOILER HOUSE

10' 1" x 5' 5" (3.07m x 1.65m)



#### 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. None of the appliances or installations have been tested in any way whatsoever. It is our recommendation that a purchaser should fully satisfy themselves by way of survey by an appropriate expert. 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.