



**9 Cedar Hill**  
Ballynahinch  
BT24 8XQ

Offers In The Region Of  
**£134,950**

Secure this home with our in house  
Financial Advisors.

- Beautifully Presented Townhouse
- Four Bedrooms
- Modern Kitchen with Dining Space
- Family Bathroom
- Downstairs WC
- Low Maintenance Entertainment Area to Rear
- Oil Fired Central Heating
- PVC Double Glazing
- Great Central Location
- Call Caroline 07751667239

**RITCHIE**  
MORTGAGE **McLEAN**  
SOLUTIONS





3 The Square  
Ballynahinch  
BT24 8AE

49 - 51 Market Street  
Downpatrick  
BT30 6LP

3 Newry Street  
Banbridge  
BT32 3EA

Sales and lettings:  
info@quinnestateagents.com  
[www.quinnestateagents.com](http://www.quinnestateagents.com)

T 028 9756 4400

T 028 4461 2100

T 028 4062 2226

**QUINN**  
Property Sales &  
Letting Specialists



We welcome to the sales market this delightfully decorated mid terraced townhouse offers fantastic family accommodation in a popular residential development within walking distance of the town centre and local schools.

The accommodation is over three floors and comprises on the ground floor sitting room, kitchen/dining and WC. Two bedrooms and family bathroom on the 1st floor and two further sizable bedrooms on the second floor.

With a fully paved entertainment area to the rear, providing little maintenance.

The property benefits from oil fired central heating & PVC Double Glazing.

This property will appeal to Investors and first time buyers alike. Bargain four bed property, not to be missed!

Call Caroline on 07751667239 to arrange early viewing.

#### ENTRANCE HALL

**LIVING ROOM**  
12' 5" x 13' 8" (3.78m x 4.17m)

**INNER HALLWAY**  
With WC and storage.

**KITCHEN/DINER**  
15' x 13' 8" (4.57m x 4.17m)

**FIRST FLOOR**  
Large landing.

**BEDROOM 1**  
12' 5" x 13' 8" (3.78m x 4.17m)

**BEDROOM 2**  
8' 1" x 8' 7" (2.46m x 2.62m)

**BATHROOM**  
11' 1" x 7' 10" (3.38m x 2.39m)

**SECOND FLOOR**  
**BEDROOM 3**  
12' 5" x 13' 8" (3.78m x 4.17m)

**BEDROOM 4**  
8' 1" x 13' 8" (2.46m x 4.17m)

**OUTSIDE**  
Parking to the front and fully paved entertainment area to the rear.



#### 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.