



**Ballynahinch Branch**

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400



**Downpatrick Branch**

49 - 51 Market Street  
Downpatrick BT30 6LP  
028 4461 2100



**Banbridge Branch**

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226



**Carryduff Branch**

14B Ballynahinch Road  
Carryduff BT8 8DN  
028 9081 2422

**General Enquiries**

ballynahinch@quinnestateagents.com



For any enquiry relating to  
this property, please contact

Carrie Mackin

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07803626095



34 Ballylone Road  
Ballynahinch  
BT24 8XU

Offers In The Region Of  
£249,950

**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.

- Detached Bungalow
- Scenic Views
- Two Reception
- Three Bedrooms
- Open/Plan Kitchen Dining
- Separate Utility with WC
- Shower Room
- Floored Roofspace Area
- OFCH
- Chain Free Sale

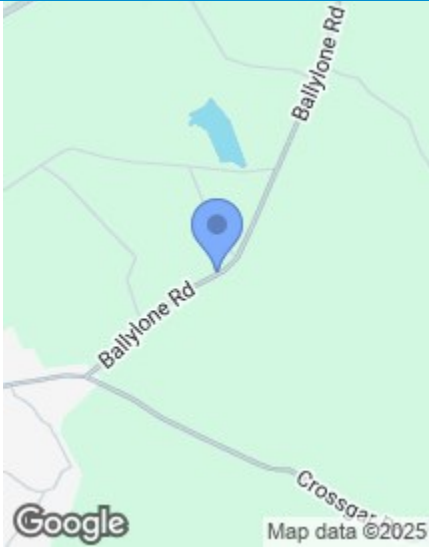
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





# 34 Ballylone Road

Ballynahinch, BT24 8XU



### Directions

Head east on Lisburn St/A49 towards Main St/A24 Merge onto Main St/A24 Slight left to stay on Main St/A24 Turn right onto Crossgar Rd Turn left onto Ballylone Rd Destination will be on the left in approx. 0.6 miles

This charming detached bungalow offers a wonderful opportunity for those seeking a home in the country. This much-loved family residence is keenly priced for those who wish to modernise and personalise it to their taste. With flexible accommodation, the layout allows for various living arrangements, catering to the needs of modern living.

The bungalow is ideally situated on the edge of Ballynahinch town, providing easy access to local amenities while still enjoying the tranquillity of its scenic surroundings. The stunning views of the Mourne Mountains and Slieve Croob add a picturesque backdrop to daily life, making this home a true retreat.

Additionally, the property features off-street parking and mature gardens, offering a delightful outdoor space. Being chain-free, this bungalow presents a smooth transition for prospective buyers, making it an attractive option for those ready to embark on their next chapter.

### Accommodation

The bungalow comprises, bright spacious entrance hallway with front aspect living room and family room offering undisturbed views over the countryside. Open plan/kitchen dining area, the kitchen offers a range of high and low level units with integrated hob and oven, utility room with separate WC and external door to the side of the property. Leading back into the hallway you have a shower room with linen closet, three sizable bedrooms all with built in storage and a wooden staircase to the first floor that offers attic storage and a separate floored area with Velux window.

### Outside

The property is approached by a tarmac driveway that offers ample parking for up to three vehicles with a garden laid in lawn wrapping around the property to the rear that extends to a pergola covered patio area.

### Mortgage Advice

If you require financial advice to buy this property, we are more than happy to recommend Laura McLean from Ritchie & McLean Mortgage Solutions. Laura can be contacted on 07731435310

### Contact

For more information or to schedule your own private appointment to see this property, please call Carrie on 02897564400 today or email all enquiries to [ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)

