



### **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**

ballynahinch@quinnestateagents.com



For any enquiry relating to this property, please contact

**Carrie Mackin**

carrie@quinnestateagents.com  
07803626095



**81 Lisburn Road  
Ballynahinch  
BT24 8TT**

**Offers In The Region Of  
£475,000**

### **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.

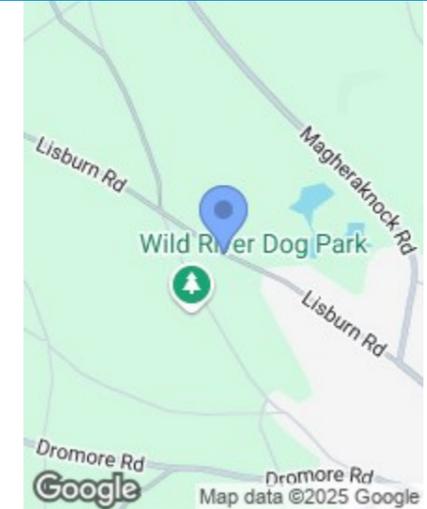
- Detached Bungalow with Land and Outbuildings
- Excellent Convenience for Commuting and Local Amenities
- Four Bedrooms
- Spacious Living Room with Open Fire
- Family Room with Double Aspect Windows
- Integral Garage
- Set on Approx. 13 Acres
- Range of Outbuildings
- Accessed by a Private Lane
- Viewing by Appointment

| 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 |  |         |           |



# 81 Lisburn Road

Ballynahinch, BT24 8TT



## Directions

From the Saintfield Rd roundabout Head east on the Saintfield Rd following the road for approx. 11 miles, turn right at the end of the Magheraknock Rd and 81 Lisburn Road will be on your right in approx. 0.5 miles.

81 Lisburn Road, Ballynahinch, is a detached home presenting a unique opportunity for those seeking a tranquil lifestyle with stunning views. Set on an impressive site of approximately 13 acres, the property is accessed via a private lane and boasts a sweeping driveway that leads to the home, offering a sense of privacy and seclusion.

This property is a blank canvas, ready for modernisation, allowing you to infuse your personal style and preferences into every corner. The surrounding countryside and the breath-taking Dromara Hills create a serene backdrop, making it an ideal retreat from everyday life.

In addition to the main dwelling, the site includes a range of outbuildings, offering potential for various uses, whether for storage, hobbies, or even conversion into additional living spaces.

Conveniently located, this bungalow is ideally situated for commuting and provides easy access to local amenities, ensuring that you can enjoy both the peace of rural living and the conveniences of nearby services. This property is a rare find, combining space, potential, and stunning views in a desirable location.

## Accommodation

The property comprises front porch and spacious entrance hall, living room with with open fire, family room with double aspect windows and access to the kitchen. The kitchen has a range of low level units with recess for a freestanding cooker and under counter fridge. From the kitchen you can access the rear porch and external door to the rear of the property. Leading back into the hallway, there are three sizeable bedrooms, shower room, separate WC and internal staircase to the fourth bedroom. On the outside of the property to the rear you can access a WC and utility area with shower room.

## Outside

Approached via a private lane, the property is set back from the road on an approx. 13 acre site with gardens to the front and rear. Parking is available to both the front and rear of the property, providing easy access for residents and visitors alike. Additionally, the outbuildings can be accessed from the rear of the property through gated pillars, leading into a concrete yard.

## Mortgage Advice

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McLean from Ritchie & McLean Mortgage Solutions on 07731435310 or email Laura on [laura@ritchieclean.co.uk](mailto:laura@ritchieclean.co.uk)

## Contact

To book a viewing please contact Carrie on 02897564400/07803626095 or email - [ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)

