



23 Kinedale Cottages

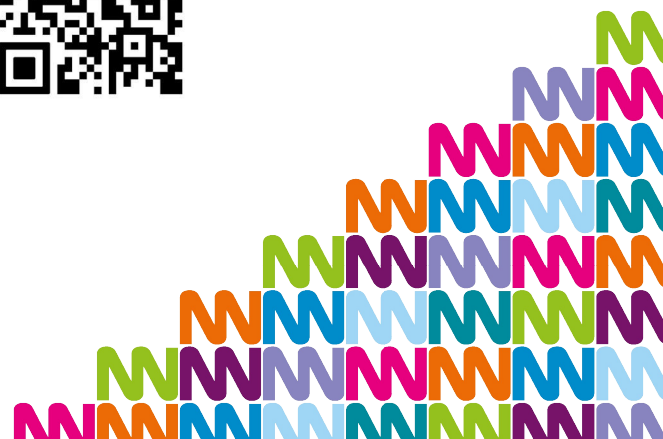
Ballynahinch
BT24 8YW

Offers In The Region Of
£285,000

- Detached Bungalow
- Beautifully Presented Throughout
- Desired Location
- Three Bedrooms, Master to Include Ensuite
- Spacious Lounge with Multi Fuel Stove
- Open/Plan Kitchen Dining
- Enclosed Rear Garden with Entertaining Area
- Detached Garage with Additional Storage
- Off Street Parking
- EPC 63/D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Kinedale Cottages is located on the edge of Ballynahinch, a detached bungalow that offers a perfect blend of comfort and modern living. This property is beautifully presented throughout, allowing you to simply move in and make it your own.

The heart of the home is the open-plan kitchen and dining area, which is designed for both functionality and entertaining. The bi-folding doors seamlessly connect the indoor space to an outdoor entertaining area, creating a delightful flow for gatherings with family and friends.

Situated in a quiet development, this bungalow provides a peaceful retreat while still being conveniently located for commuting to neighbouring towns and offering easy access to the M1. Whether you are a first-time buyer, a family, or looking to downsize, this property presents an excellent opportunity to enjoy a comfortable lifestyle in a desirable area.

Accommodation

The property comprises bright entrance hall with storage, spacious lounge with multi fuel stove, kitchen dining area with a range of high and low level units, centre island, recess for Gas stove, American fridge freezer and wine fridge. (appliances can be negotiated as part of the sale) Integrated dishwasher and featured bi-folding doors. Leading back into the hallway you can access the three bedrooms, master to include ensuite. Bathroom with shower over bath and linen closet.

Outside

The current owners have thoughtfully created a beautiful outdoor space for entertaining with the addition of a kitchen garden area, perfect for al fresco dining and enjoying your surroundings. The property also offers off street parking, detached garage with roller door and additional storage.

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

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



For any enquiry relating to this property, please contact

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General Enquiries

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23 Kinedale Cottages, Ballynahinch

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.

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