



**25 Lord Moira Park**  
 Ballynahinch  
 BT24 8TF

Offers In The Region Of  
**£189,950**

Secure this home with our in house  
 Financial Advisors.

- Detached family home
- Three Bedrooms
- Master Bedroom with Ensuite
- Open Plan Kitchen Dining
- Large Living Room
- Large Enclosed Rear Garden
- Detached Garage
- Tarmac Driveway with Ample Parking
- Gas Fired Central Heating
- Triple Glazed Windows



	Current	Potential
A 92 plus		
B 81-91		
C 69-80		
D 55-68	73	73
E 39-54		
F 21-38		
G 1-20		

Very energy efficient - lower running costs  
 Net energy efficient - higher running costs





3 The Square  
Ballynahinch  
BT24 8AE

49 - 51 Market Street  
Downpatrick  
BT30 6LP

3 Newry Street  
Banbridge  
BT32 3EA

Sales and lettings:  
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**QUINN**  
Property Sales &  
Letting Specialists

T 028 9756 4400

T 028 4461 2100

T 028 4062 2226



We are most pleased to welcome to the sales market this superb detached family home, which is situated in the much sought-after development of Lord Moira Park on the edge of Ballynahinch.

The property is well presented throughout and comprises on the ground floor a modern open plan kitchen/dining area, family room with patio doors leading to the back garden. On the first floor there are 3 bedrooms, to include master bedroom with ensuite and a modern family bathroom.

The property is positioned on a spacious well-maintained site with a tarmac driveway, front garden laid in lawn and an enclosed rear garden, as well as a detached garage.

Early viewing is highly recommended and through our Ballynahinch branch.

#### ENTRANCE HALL

**LIVING ROOM**  
18' 3" x 11' 5" (5.56m x 3.48m)

**KITCHEN/DINING**  
18' 3" x 11' 8" (5.56m x 3.56m)  
With Cloaks

#### FIRST FLOOR

**MASTER BEDROOM**  
12' 10" x 11' 5" (3.48m x 2.01m)  
With Robes

**ENSUITE**  
11' 4" x 5' (3.45m x 1.52m)

**LANDING**  
With Hotpress

**BEDROOM 2**  
11' 9" x 7' 10" (3.58m x 2.39m)

**BEDROOM 3**  
11' 9" x 9' 11" (3.58m x 3.02m)

#### FAMILY BATHROOM

**GARAGE**  
18' 4" x 9' 2" (5.59m x 2.79m)



#### 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.