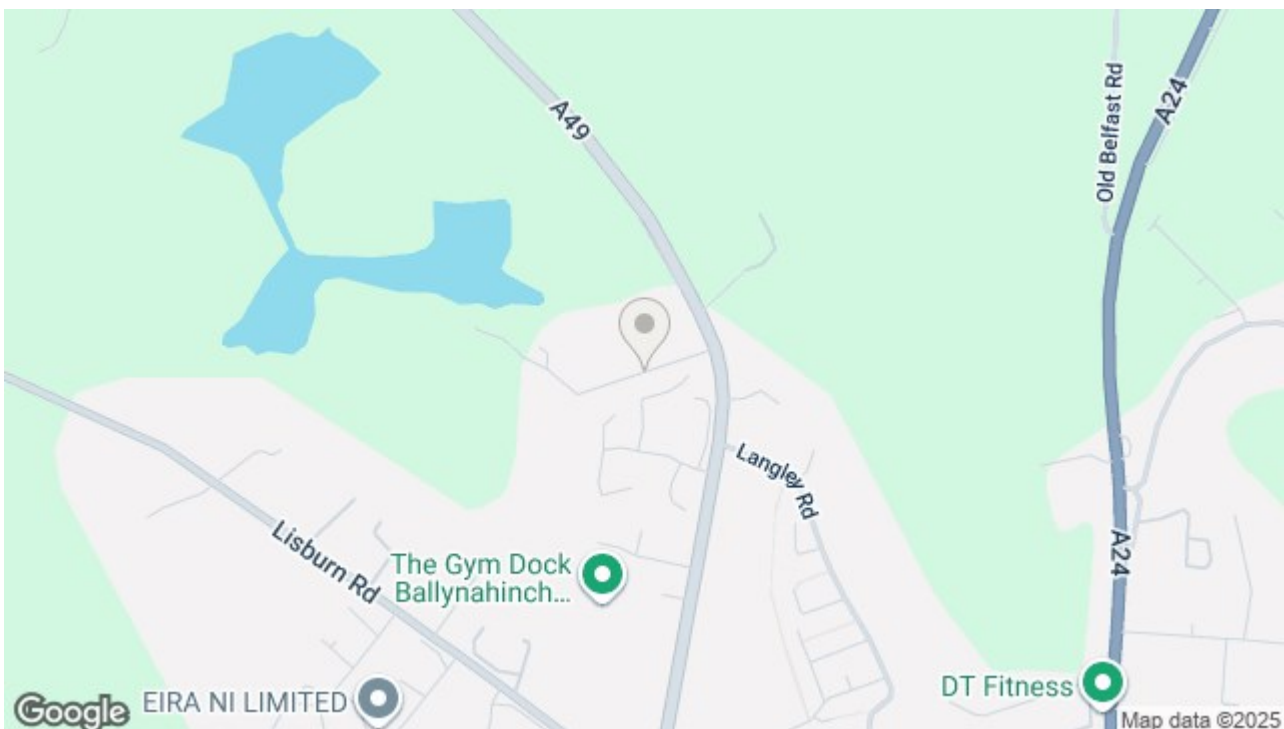




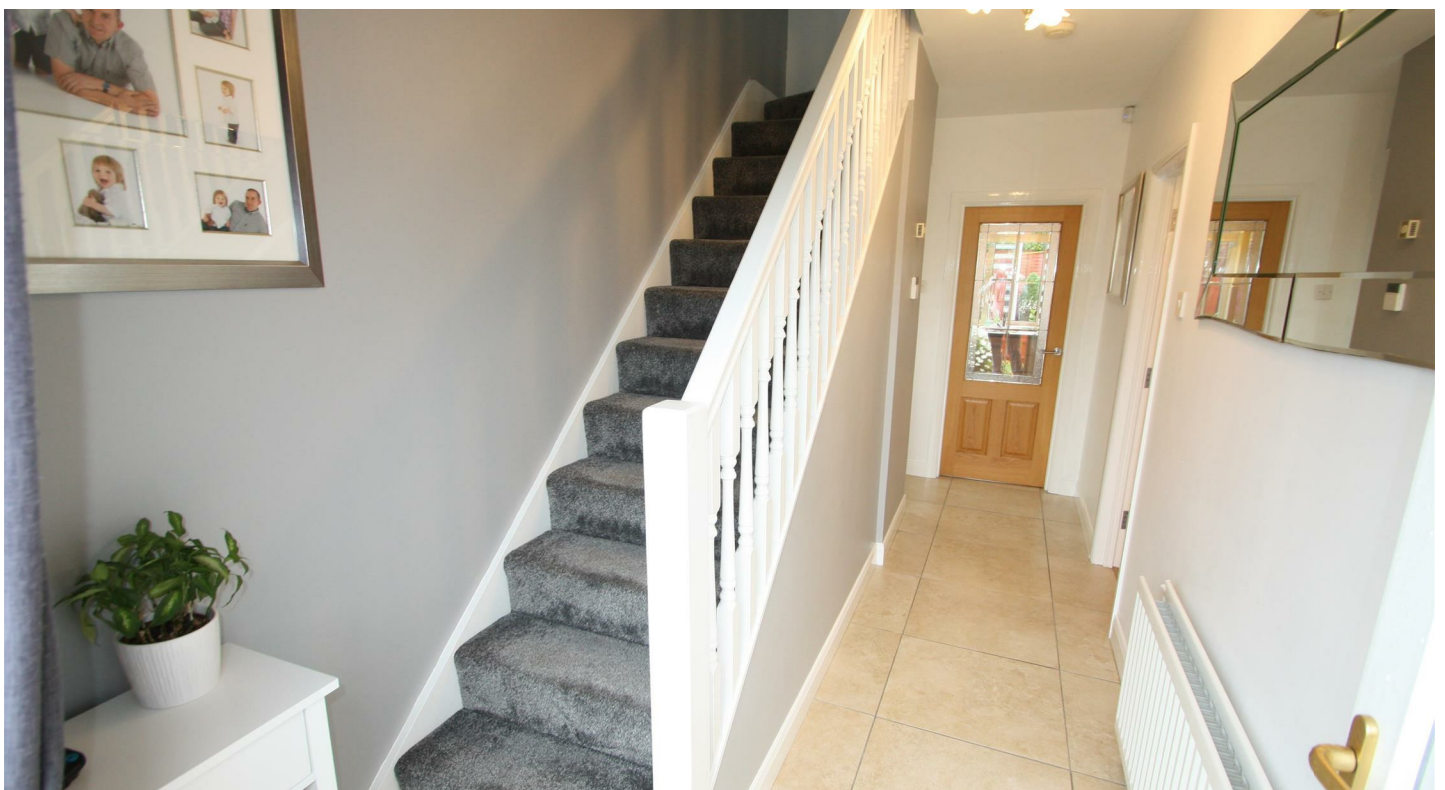
12 ASHBURN, BALLYNAHINCH, DOWN, BT24 8DQ



OFFERS AROUND £195,000

We are delighted to offer for sale this semi detached home in this popular residential area in Ballynahinch. This beautiful family home is ideally located for all the local amenities Ballynahinch has to offer, yet still within easy commuting distance of Lisburn and Belfast. The property comprises living room with wood burning stove, kitchen with dining area, three bedrooms, family bathroom and a detached two story garage. Outside the property further benefits from ample off street parking and good family friendly gardens. The larger than normal garage has heating and a first floor, ideal for those who work from home or a home gym.

This property is well presented throughout and is ready for the new purchaser to move in their furniture. Recent sales in this development have proved very popular so we recommend early viewing to avoid disappointment.



At a glance:

- Semi detached home
- Living room
- Family bathroom
- Ideal office above garage
- Off street parking
- Three bedrooms
- Kitchen/ Dining area
- Detached two story garage
- Beautifully presented

Entrance Hall

17'0" x 6'11"

Pvc glazed front door to entrance hall with tiled flooring.

Living Room

17'0" x 12'9"

Bright spacious living room with bay window and solid wooden flooring. Feature fireplace with wood burning stove which heats the water and radiators.

Kitchen

10'8" x 9'6"

A range of high and low level units including one and a half bowl stainless steel sink unit with single drainer, integrated oven, hob and fridge freezer. Recess for washing machine. Tiled floor and splash area. Double doors to rear.

First floor

Hotpress.

Bedroom 1

9'9" x 9'10"

Front facing bedroom.

Bedroom 2

9'8" x 9'2"

Rear facing bedroom.

Bedroom 3

9'8" x 10'6"

Rear facing bedroom.

Bathroom

6'6" x 6'1"

White suite comprising low flush w.c, wash hand basin and shower cubicle. Fully tiled. Heated towel rail.

Garage

24'3 x 12'0

Roller door. Power and light. Central heating.

Garage First Floor

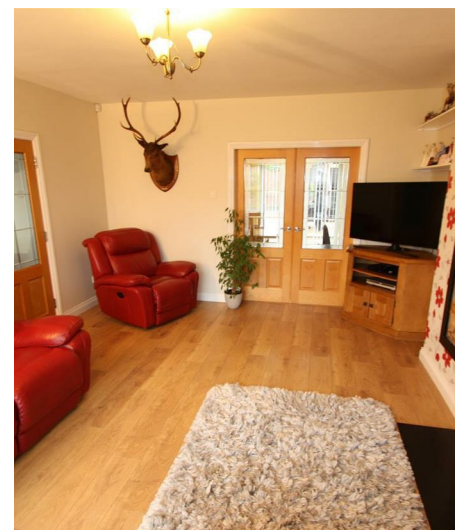
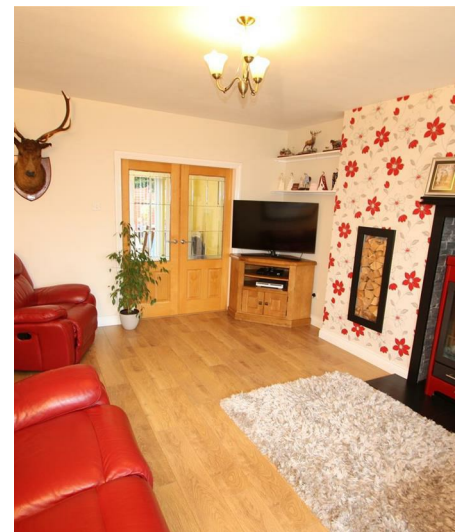
24'3 x 12

Heated garage Ideal gym or workspace.

Outside

To the front is a gated tarmac driveway with ample parking and a garden laid out in lawns and flower bed.

To the rear is a fully paved patio area with raised decking area.





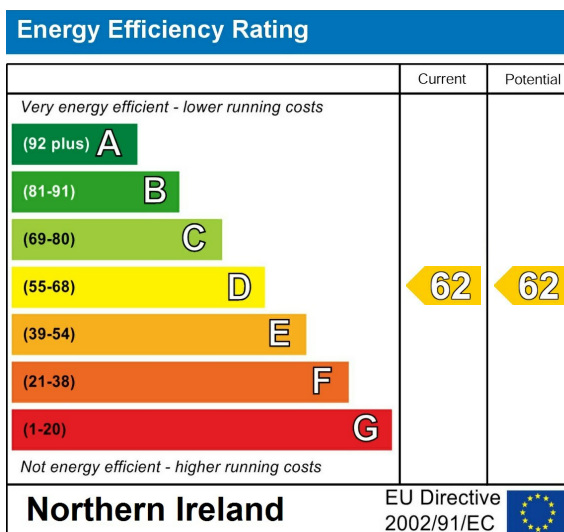




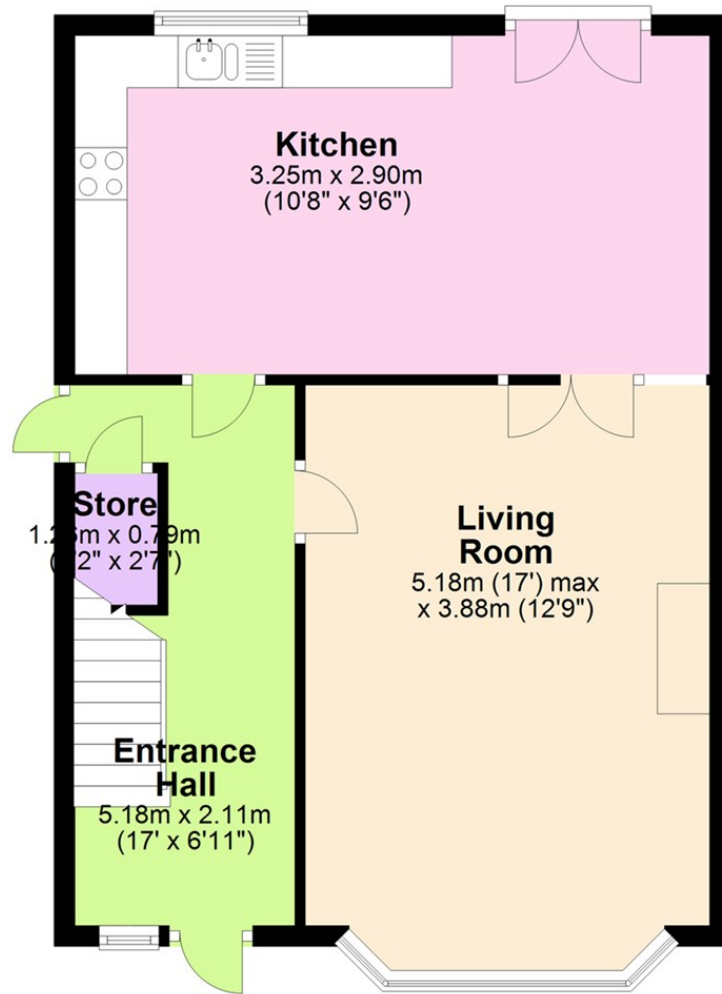








Ground Floor



Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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