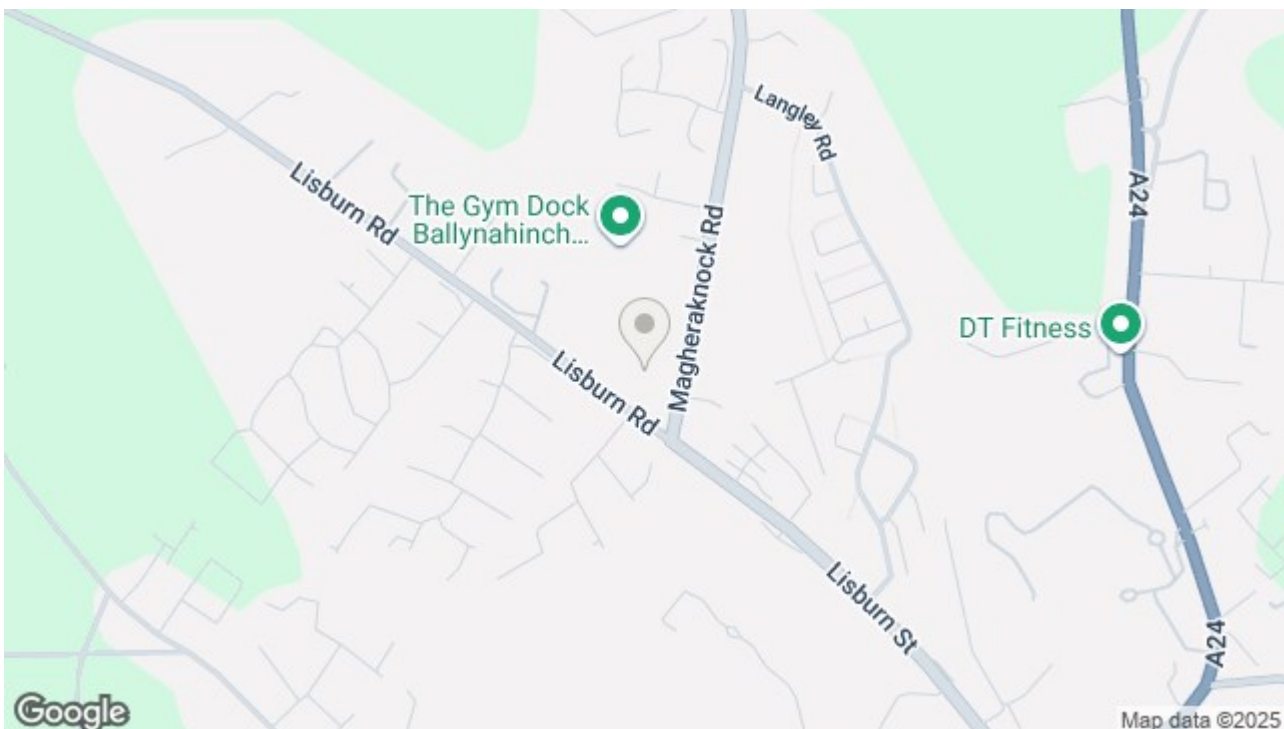


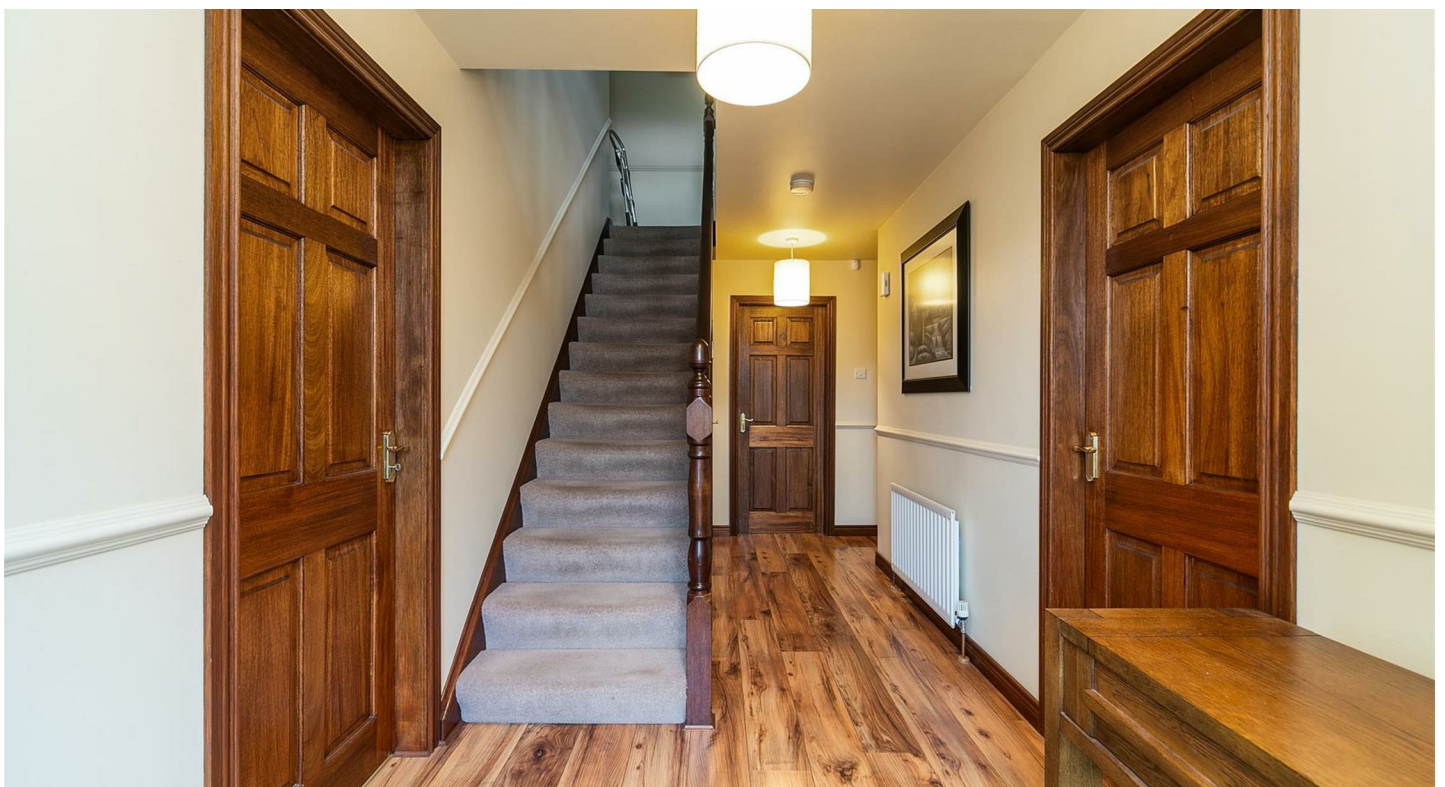


1 WILLOW BANK, BALLYNAHINCH, DOWN, BT24 8TL



OFFERS AROUND £335,000

We are pleased to offer for sale this fantastic detached family home in this popular residential area in Ballynahinch. The current owners have presented the house beautifully throughout leaving little for the prospective purchaser to do but move in. The property comprises on the ground floor entrance hall, living room, kitchen with dining area, sitting room, dining room, utility room and downstairs w.c. On the first floor there are four bedrooms, master bedroom with ensuite and a family bathroom. The property further benefits from an integrated garage. Outside there are well maintained mature gardens to the front and rear with an array of shrubbery and paved patio area ideal for outside entertaining. Rarely does a home come for sale in this development and with so much accommodation on such a private spacious site, we recommend early viewing.



At a glance:

- Detached Home
- Three Reception Rooms
- Family Bathroom
- Downstairs W/C
- Well Maintained Mature Gardens
- Integrated Garage
- Four Bedrooms (Master with Ensuite)
- Kitchen / Dining and Separate Utility
- Well Presented Throughout
- Popular and Convenient Location

Entrance Hall

17'10" x 6'7"

Composite front door and side panel windows into spacious entrance hall with solid wooden flooring. Access to under stair storage cupboard.

Living Room

15'7" x 11'9"

Feature fireplace with wooden surround and mantle; decorative inset. Feature cornicing and ceiling rose. Double doors through to dining room.

Dining Room

10'9" x 9'9"

Double doors to rear garden. Feature cornicing. Solid wooden flooring.

Sitting Room

12'3" x 10'10"

Bay window to front.

Kitchen/Dining

10'9" x 13'10"

Solid wooden kitchen with a range of high and low rise units with integrated stainless steel sink and drainer and tiled splash backs. Double electric oven and hob with overhead extractor fan. Integrated dish washer. Space for dining. Tiled floor. Door to utility.

Utility Room

10'9" x 5'9"

Range of high and low rise units with integrated stainless steel sink and drainer and tiled splash backs. Recess for fridge/freezer and washing machine. Tiled floor. Door to rear.

WC

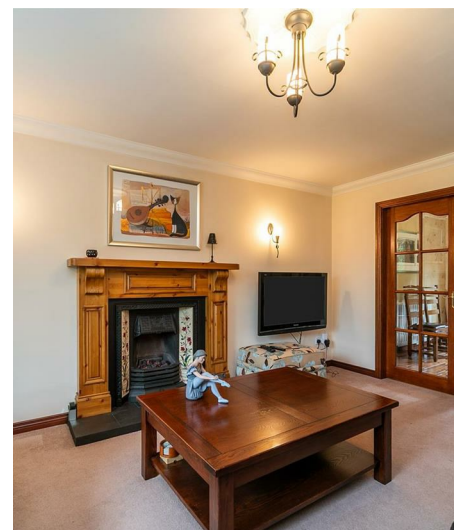
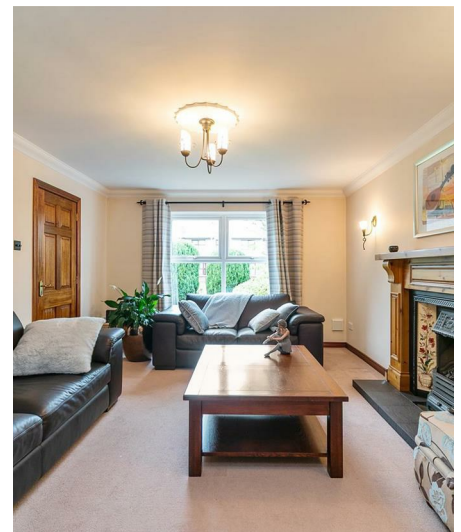
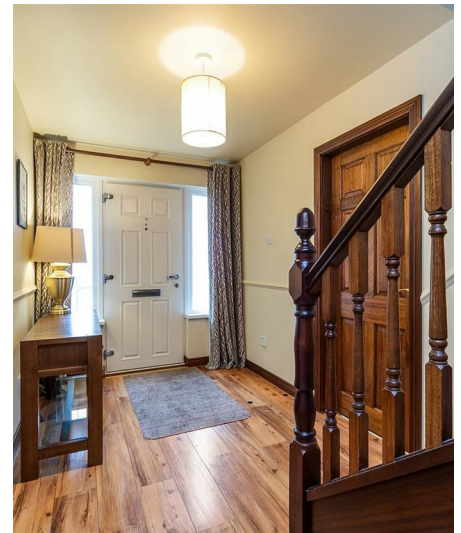
2'11" x 7'7"

White suite encompassing low flush W/C and wash hand basin. Tiled floor and part tiled walls.

Landing

19'9" x 6'7"

Window to front. Storage cupboard. Access via integrated ladder to a partly floored loft with power and light.



Bedroom 1

12'4" x 11'9"

Front facing. With ensuite.

En-suite

2'10" x 11'9"

White suite encompassing low flush W/C, wash hand basin and shower. Towel radiator. Fully tiled walls and floor.

Bedroom 2

12'6" x 10'7"

Front facing. Slide robes.

Bedroom 3

10'9" x 8'9"

Rear facing. Storage cupboard.

Bedroom 4

10'9" x 9'9"

Side facing.

Bathroom

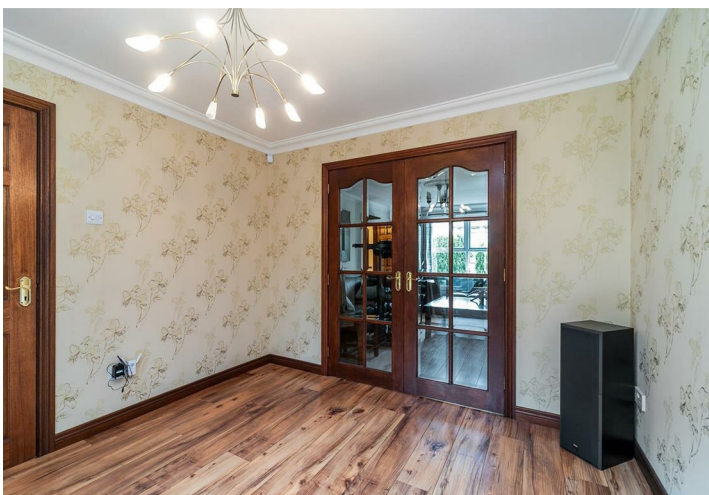
White suite encompassing low flush w/c, wash hand basin, bath with shower attachment and separate corner shower. Fully tiled walls and floor.

Garage

Up and over door; door to rear. Power and light. Access to partly floored loft with light.

OUTSIDE

To the front - approached via tarmaced driveway with ample space for parking and access to garage. Area laid in laid lawn with mature shrubbery and trees. To the rear - garden with area laid in lawn with an array of shrubbery and paved patio area ideal for outside entertaining.











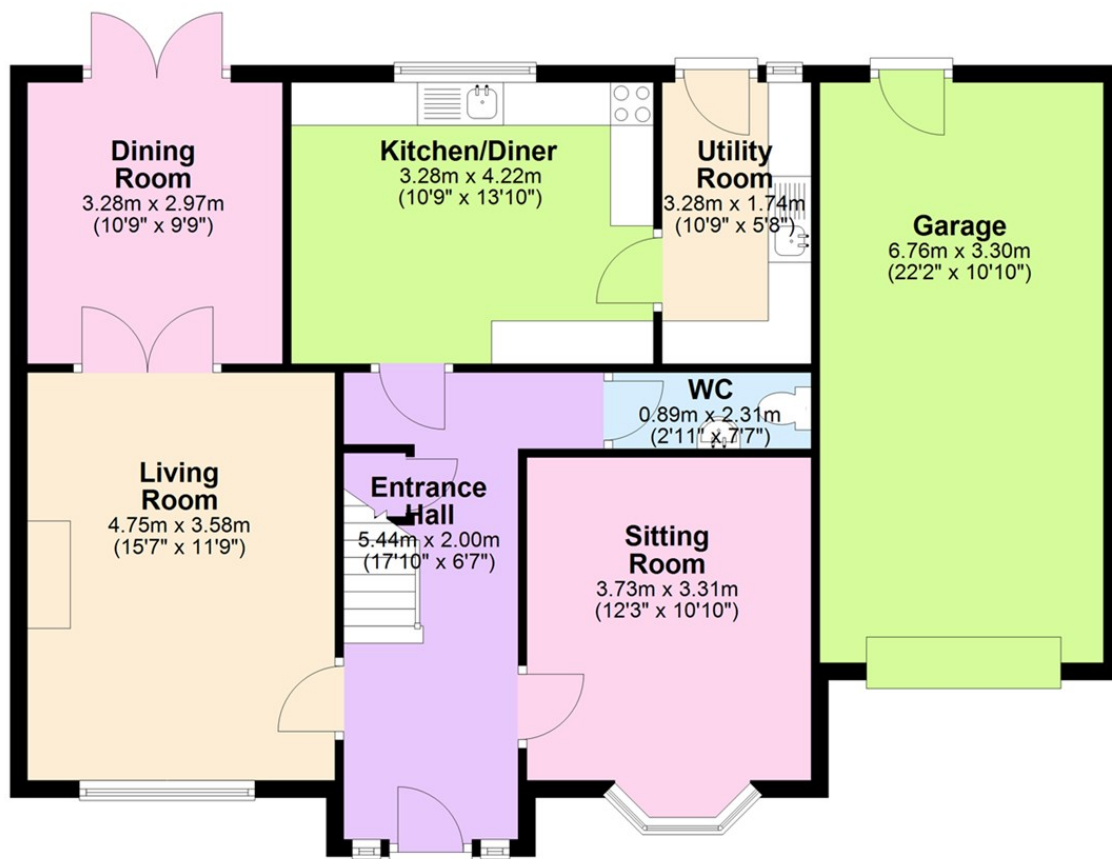






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

RENTAL DIVISION
028 9070 1000



Petrie Enterprises Ltd; Trading under licence as Ulster Property Sales (Ballymena) Gareth Dallas
©Ulster Property Sales is a Registered Trademark