



ULSTER PROPERTY SALES

UPS

BALLYNAHINCH BRANCH

2 Main Street, Ballynahinch, County
Down, BT24 8DN

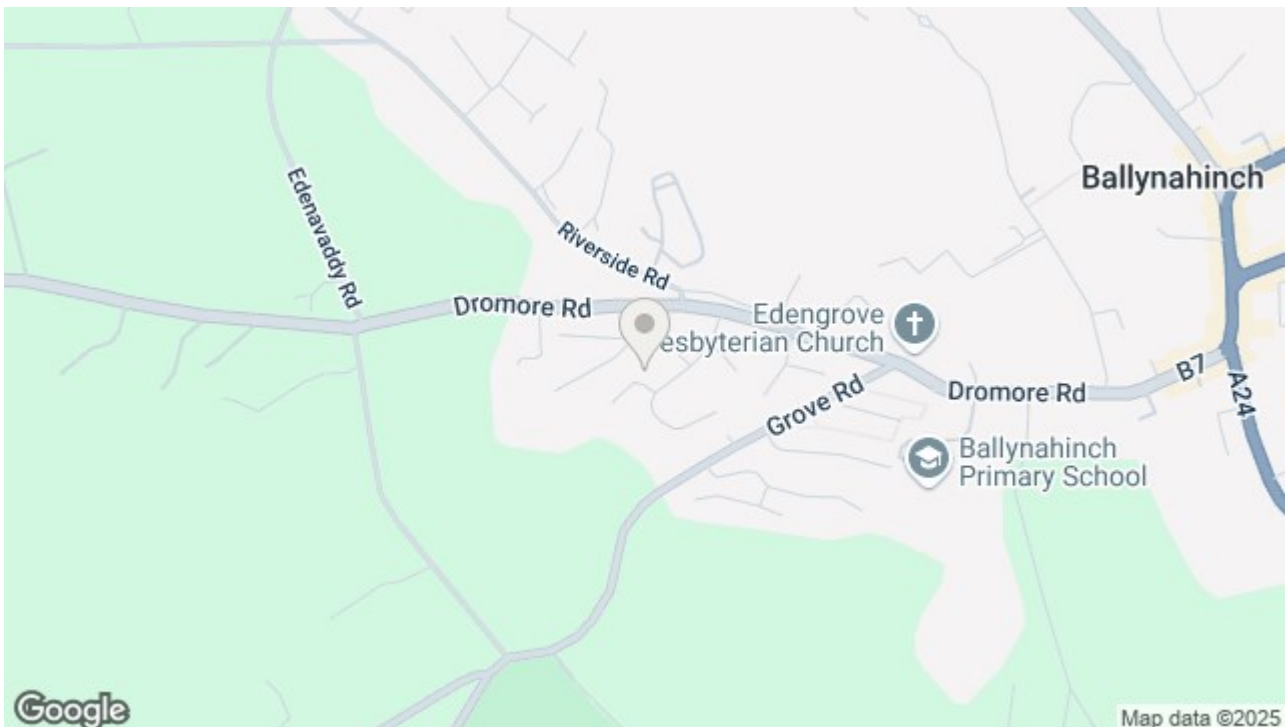
0289 756 1155

ballynahinch@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



5 THE GROVE, BALLYNAHINCH, DOWN, BT24 8HR



OFFERS AROUND £239,950

We are delighted to offer for sale this fantastic family home in this popular development in Ballynahinch.

The adaptable accommodation is bright and spacious throughout and is perfect for the growing family with the option of changing the layout for extra bedrooms if needed. The accommodation comprises living room, kitchen with dining area, three bedrooms, a family bathroom, separate w.c and a play room/ bedroom four. Externally the property is set on a good size site with off street parking and garden to the front and rear, with the back garden being a suntrap and very private. Additional benefits include a garage, oil fired central heating, and double glazing. The property is within walking distance of Ballynahinch town centre and all the local amenities, restaurants and schools and with so much to offer early viewing is must.



At a glance:

- Detached chalet bungalow
- Living Room
- Bathroom
- Detached garage
- Great location
- Three/ Four Bedrooms
- Kitchen/ Dining area
- Upstairs w.c
- Well presented Gardens
- Competitive price

Entrance Hall

16'10" x 8'2"

Wood glazed front door with glazed side panel leading to spacious entrance hall. Wooden stairs leading to first floor. Tiled flooring.

Living Room

16'9" x 11'5"

Two windows to front, wood surround fireplace housing gas fire, wood laminate flooring, ceiling rose, cornicing.

Kitchen/Dining Room

13'2" x 16'7"

Range of high and low level units incorporating five ring gas hob, stainless steel cooker hood with extractor fan, integrated eye level oven and grill, integrated fridge/freezer, wall tiling, tiled floor, plumbed for washing machine and dishwasher, door to rear. Steps leading to enclosed garden and patio area.

Bedroom 1

11'0" x 10'9"

Front facing bedroom, two windows to front, door to hall.

Bedroom 2

10'3" x 14'0"

Rear facing room, two windows to back, wood laminate flooring.

Bathroom

8'2" x 10'9"

White suite comprising bath, pedestal wash hand basin, low flush wc, corner shower unit, tiled flooring, wood panelling to walls and bath. window to side.

First floor

Bedroom 3

15'3" x 11'8"

First floor bedroom, velux window.

WC

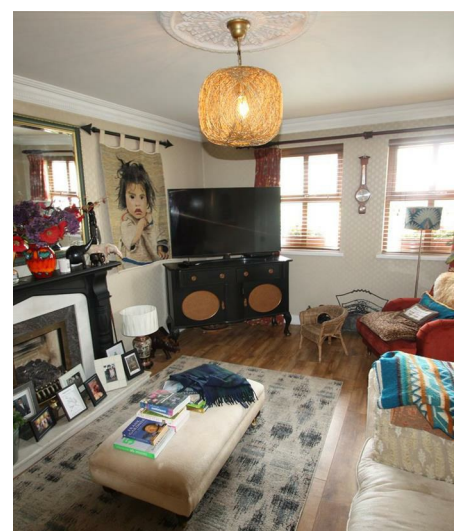
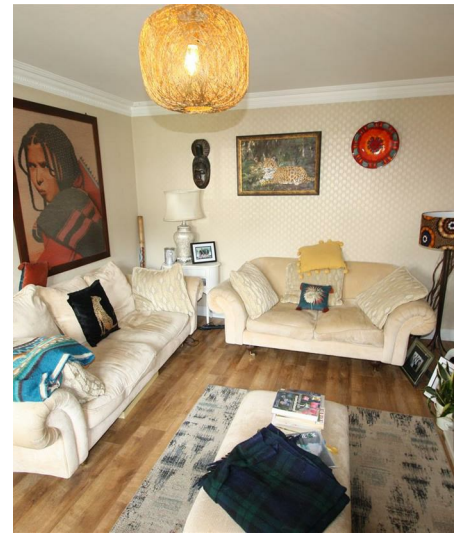
5'6" x 2'0"

Close coupled toilet with wash hand basin combined, wall tiling to splash, pvc panelled walls.

Bedroom four/ Play room

15'3" x 19'10"

Gallery area, tongue and groove ceiling, two velux windows.



Outside

Garden to front laid in lawn, tarmac driveway. Enclosed garden to rear, paviour brick path, tiled patio area, garden pond, mature planting.

Detached Garage

18' 7" x 10' 9"

Roller door, side pedestrian door, power and light.

Note:

Please note : this property is being sold on behalf of a relative of a staff member.





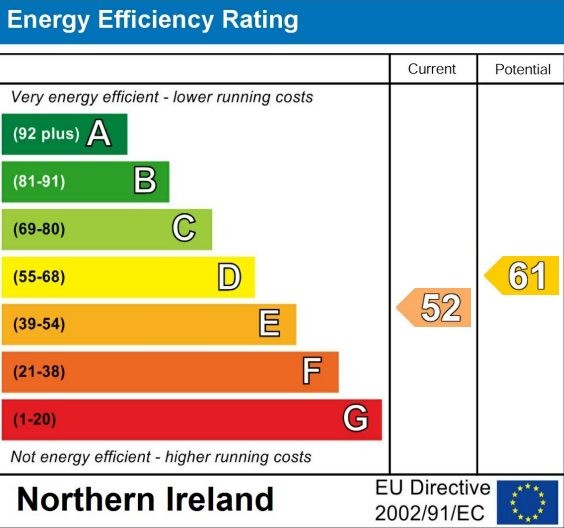




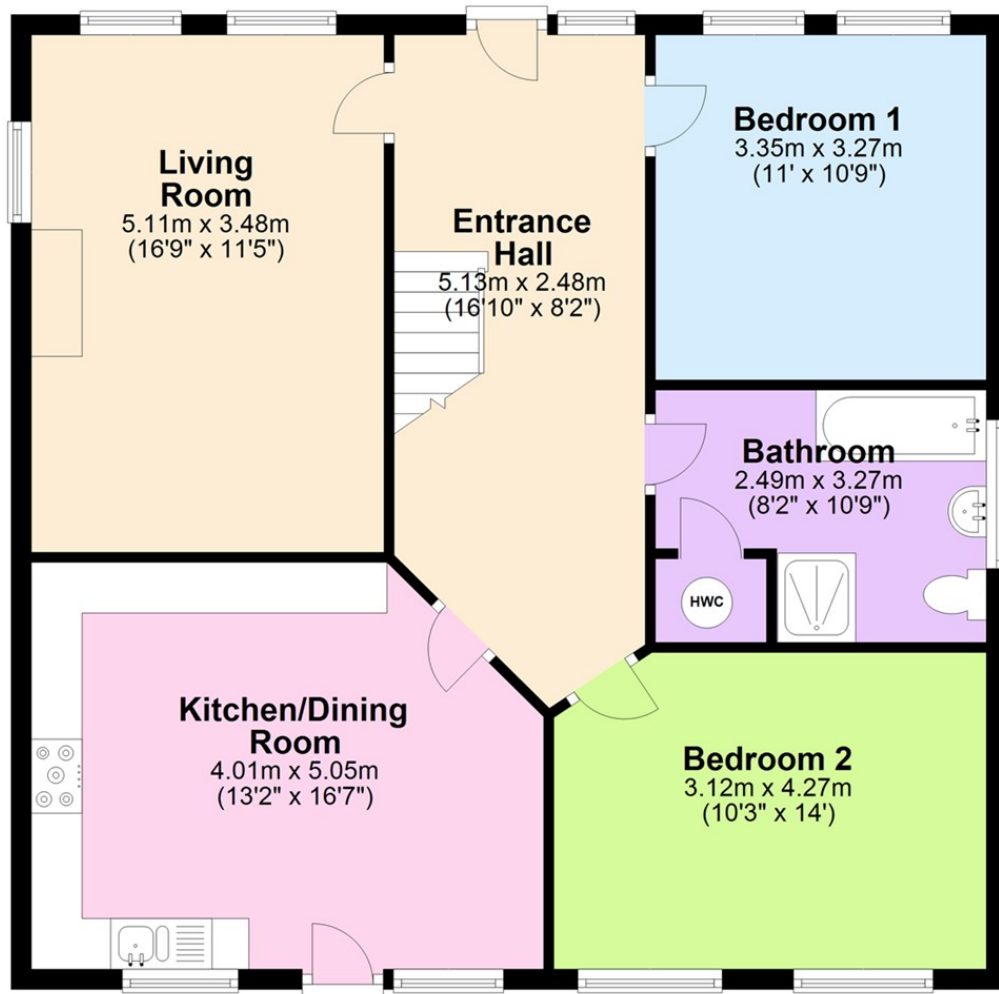








Ground Floor



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