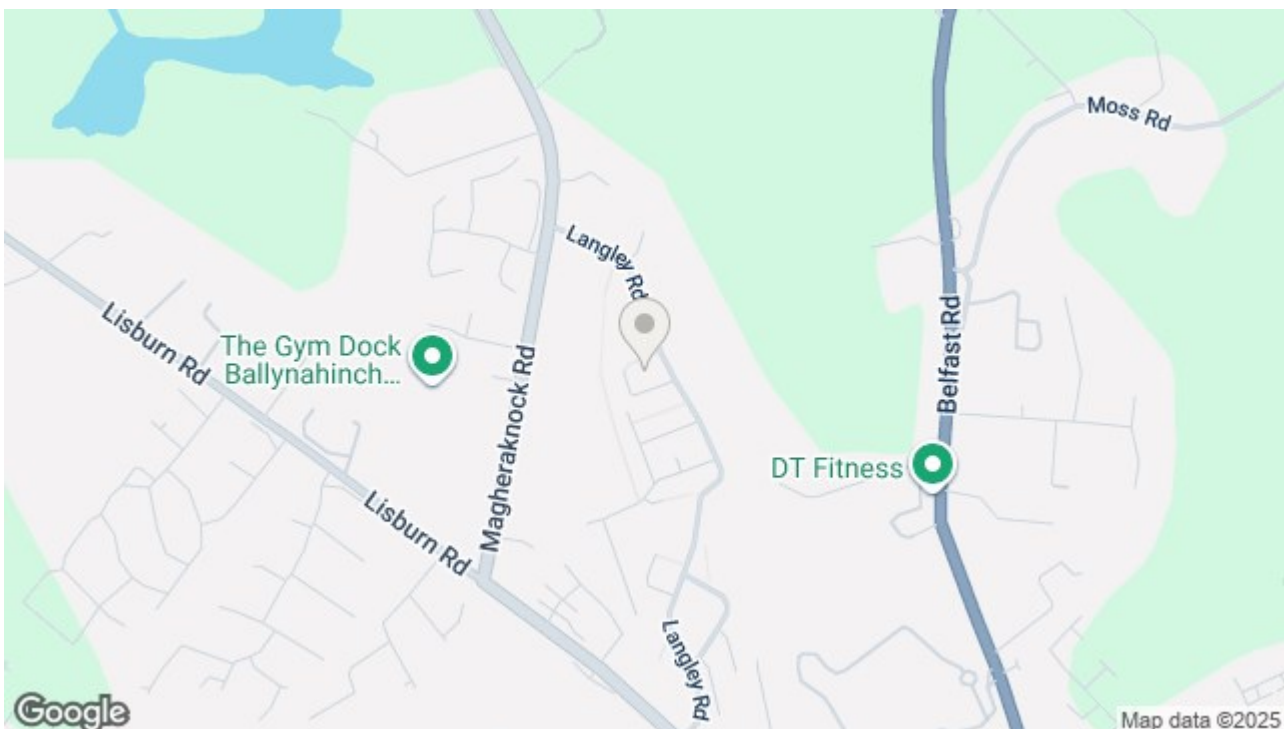




8 EDPHIL COURT, BALLYNAHINCH, DOWN, BT24 8DG



OFFERS AROUND £139,950

We are pleased to offer for sale this well presented extended mid terrace property in the ever popular Langley Road estate in Ballynahinch. The property is substantially bigger than the average terrace and comprises a large entrance hall, living room, modern kitchen with dining area and a separate dining room. On the first floor there are four good sized bedrooms and a modern family bathroom. Outside the property further benefits from a large garage and an enclosed yard area. Recent sales in the area have proved very popular and with so much to offer in this family home and with it being beautifully presented, early viewing is advised.



At a glance:

- Fantastic extended terrace
- Four bedrooms
- Kitchen with dining area
- Beautiful bathroom
- Great buy
- Beautifully presented
- Living room
- Dining room
- Garage

Entrance Hall

19'3" x 4'4"

Pvc glazed front door to entrance hall with tiled flooring.

Living Room

13'4" x 14'1"

Spacious living room with wooden flooring and space for a stove.

Kitchen/Dining Room

13'3" x 17'5"

A range of high and low level units including sink unit, space for range style cooker, recess for washing machine, integrated fridge freezer, island unit. Tiled floor and splash area. Open plan through to dining area:

Dining Room

10'5" x 14'8"

Dining room with tiled floor and double doors to rear.

Landing

Hotpress.

Bedroom 1

11'1" x 9'0"

Rear facing bedroom. Bi fold doors through to:

Bedroom 2

12'2" x 10'7"

Bathroom

White suite comprising low flush w.c, wash hand basin and bath with overhead shower. Tiled splash area.

Bedroom 3

14'4" x 10'7"

Front facing bedroom.

Bedroom 4

8'6" x 8'0"

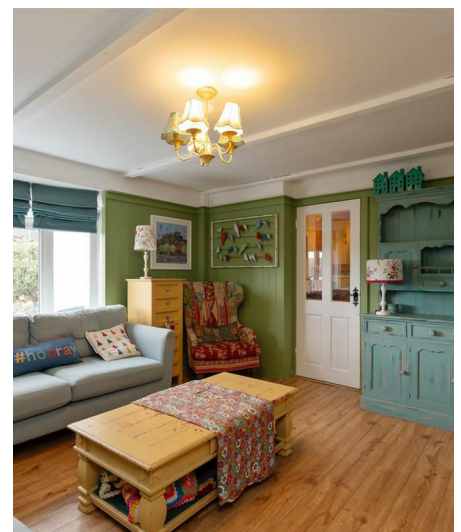
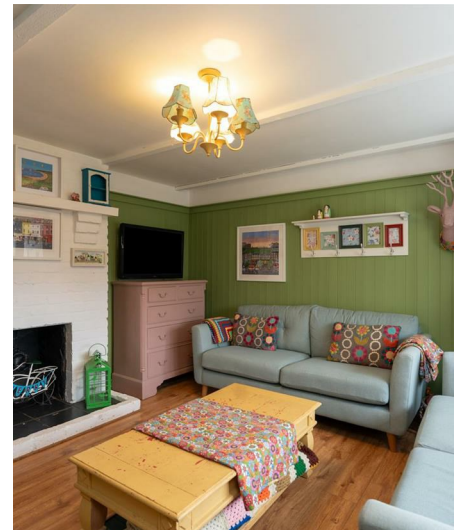
Front facing bedroom.

Garage

17'10 x 15'0

Outside

To the front is an enclosed stoned garden with mature plantings and a paved area. To the rear is an enclosed yard with access to garage.





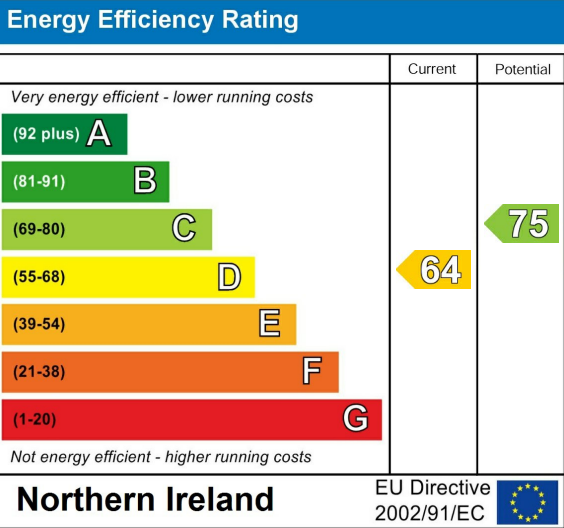




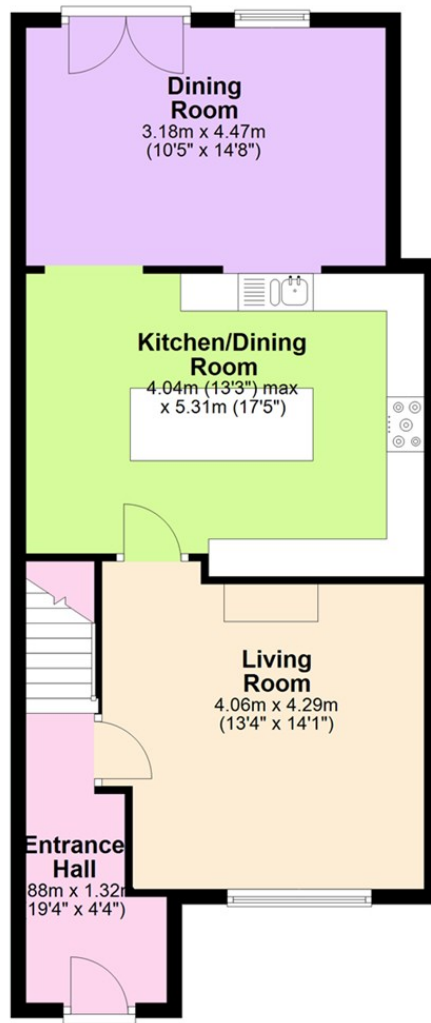








Ground Floor



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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