



ULSTER PROPERTY SALES

UPS

BALLYNAHINCH BRANCH

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

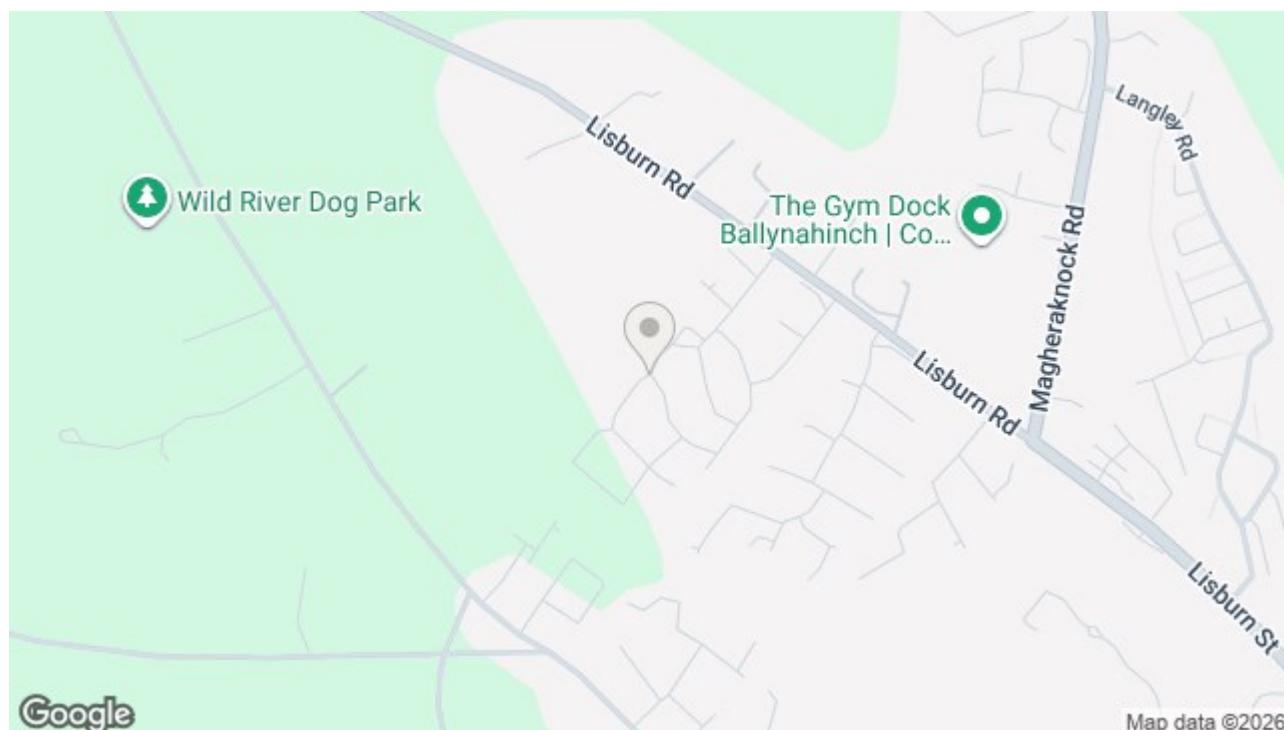
0289 756 1155

ballynahinch@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



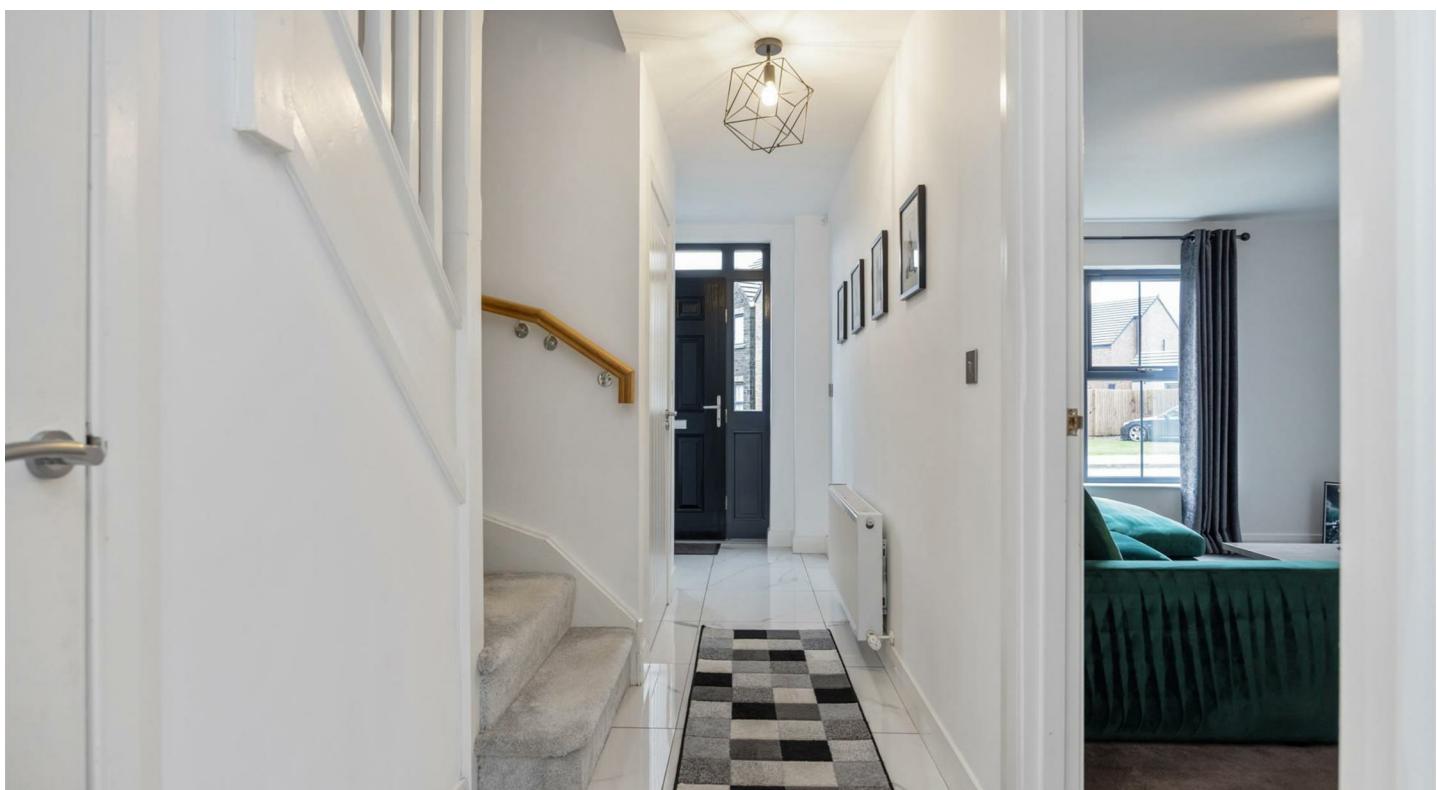
20 EDENGROVE PARK NORTH, BALLYNAHINCH, DOWN, BT24 8FQ



OFFERS AROUND £235,000

We are delighted to offer for sale this fantastic semi detached family home in this popular residential area in Ballynahinch. Well maintained and presented to a high standard throughout this spacious semi detached house is an excellent opportunity to purchase a quality family home. The property comprises living room, kitchen with dining area and sunroom, downstairs w.c, three bedrooms, master bedroom ensuite and a family bathroom. The property further benefits from an enclosed rear garden and off street parking. Within easy walking distance to Ballynahinch centre and for those commuting, Lisburn, Carryduff and Belfast are all within half an hours drive..

As this family home has only been constructed in the last few years it has all the benefits of a new build home. Only on internal inspection will you truly appreciate the show house style feel along with the high specification of finish used throughout the kitchen, bathroom and living room. Early viewing is a must!



At a glance:

- Semi detached home
- Three bedrooms
- Living room with feature fireplace
- Downstairs w.c
- Good gardens
- Sun room
- Master bedroom ensuite
- Modern kitchen with dining area
- Modern bathroom
- Beautifully presented

Entrance Hall

17'0" x 6'7"

Composite front door leading to entrance hall with tiled flooring and storage area.

Living Room

17'0" x 12'0"

Bright spacious living room with feature electric fireplace and space for wide screen tv.

Kitchen/Dining Room

9'7" x 19'9"

Range of high and low level units incorporating integrated fridge/freezer, oven and hob, stainless steel extractor fan, integrated dishwasher, plumbed for washing machine, single drainer sink, tiled flooring and wall tiling. Dining area. Open plan to sunroom.

Sun Room

12'2" x 9'9"

Tiled floor and double doors to rear.

WC

5'0" x 3'4"

White suite comprising low flush w.c and wash hand basin. Tiled floor and splash.

Landing

9'7" x 13'3"

Large storage area.

Master Bedroom

10'9" x 12'1"

Front facing bedroom with ensuite.

En-suite

White suite comprising low flush w.c, wash hand basin and shower cubicle. Tiled floor and splash area.

Bedroom 2

9'7" x 10'0"

Rear facing bedroom.

Bathroom

White suite comprising low flush w.c, wash hand basin and panel bath. Tiled floor and splash.

Bedroom 3

9'7" x 9'4"

Rear facing bedroom.

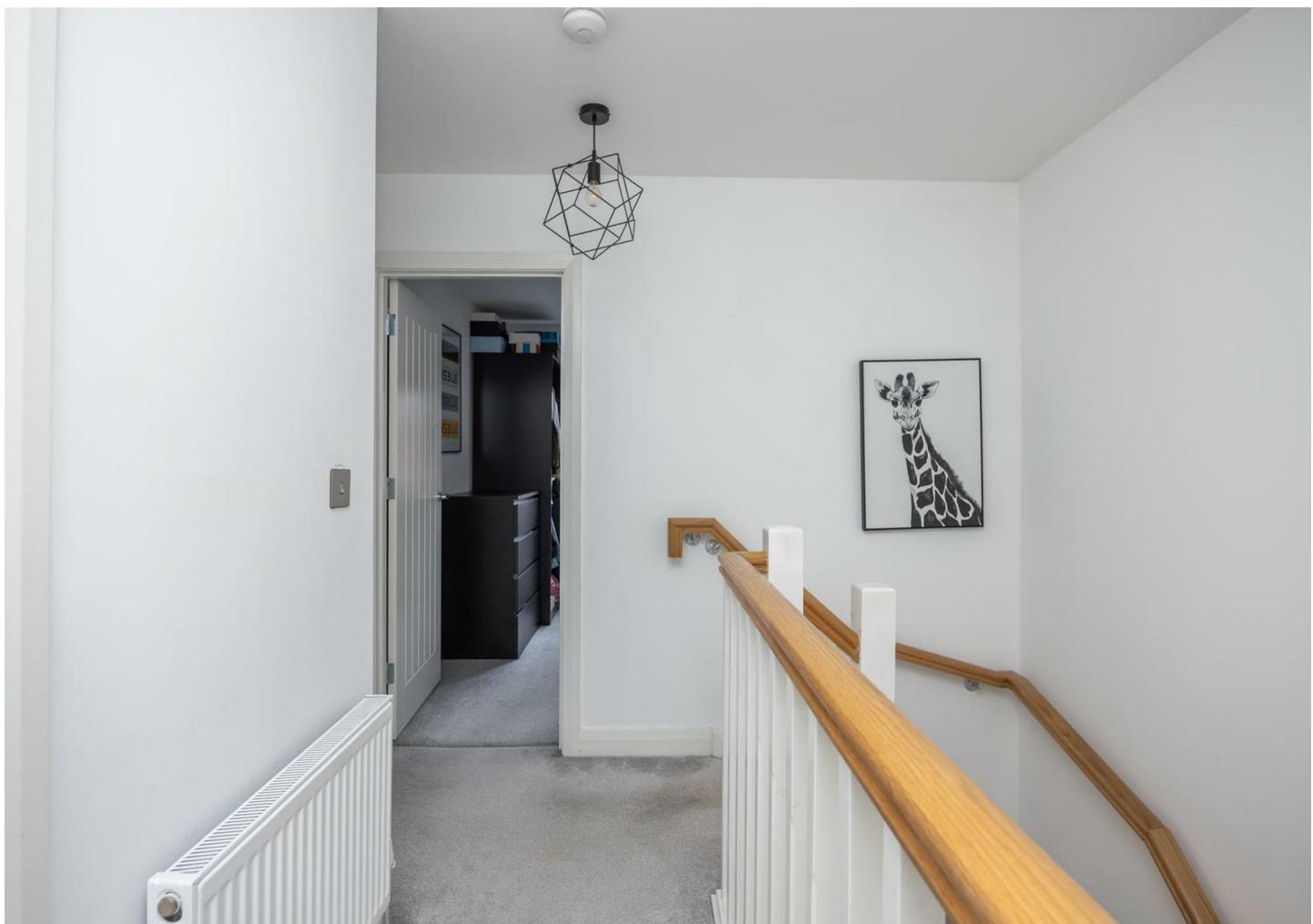
Outside

Garden to front laid to lawn, paviour brick path, gravel driveway. Good size garden to rear, laid to lawn, paviour brick patio area.



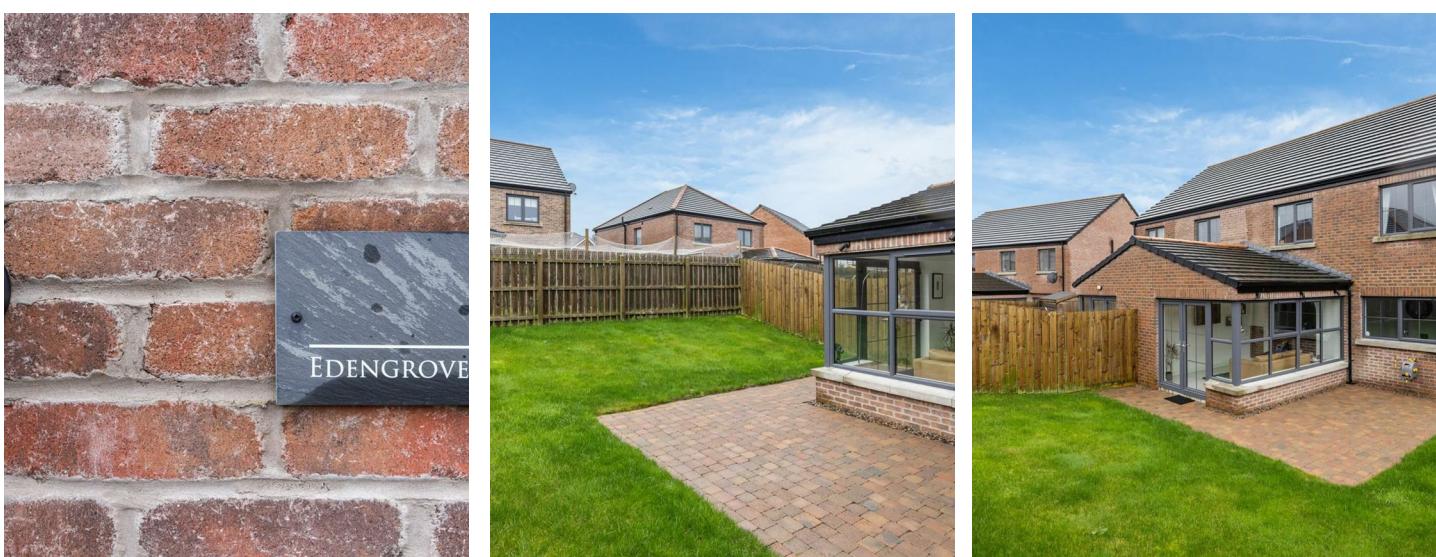








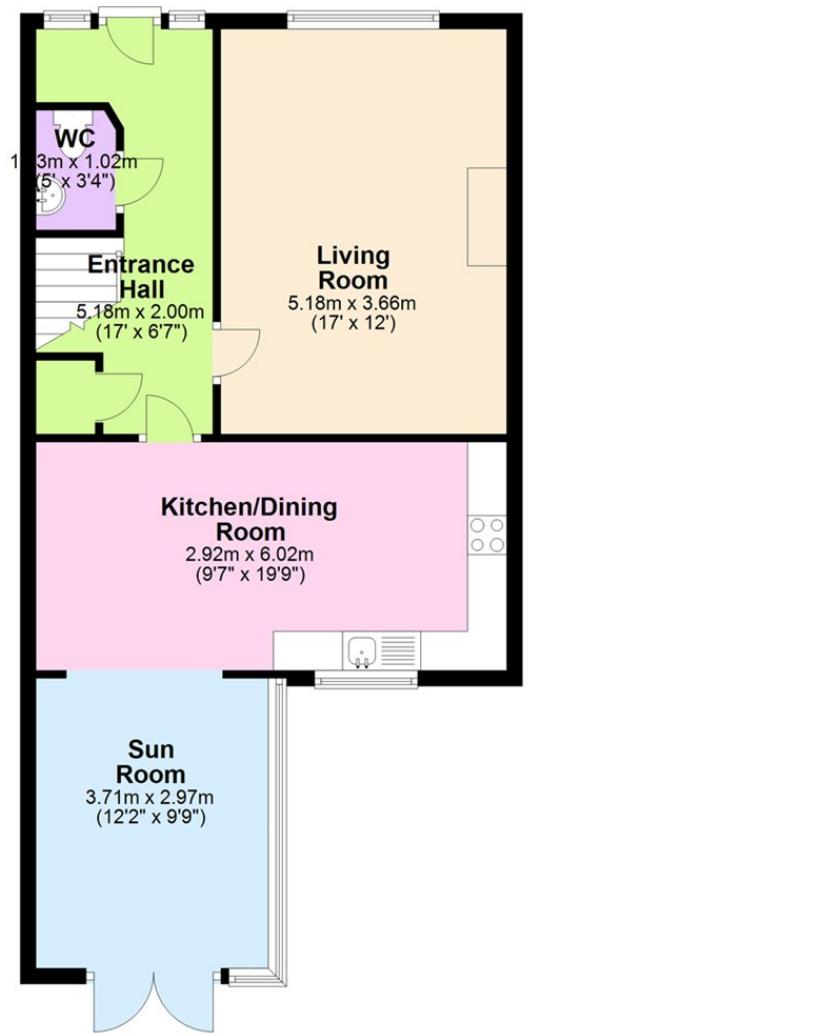






| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 83 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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.

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PRS Property
Redress
Scheme

OFT
Approved code

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