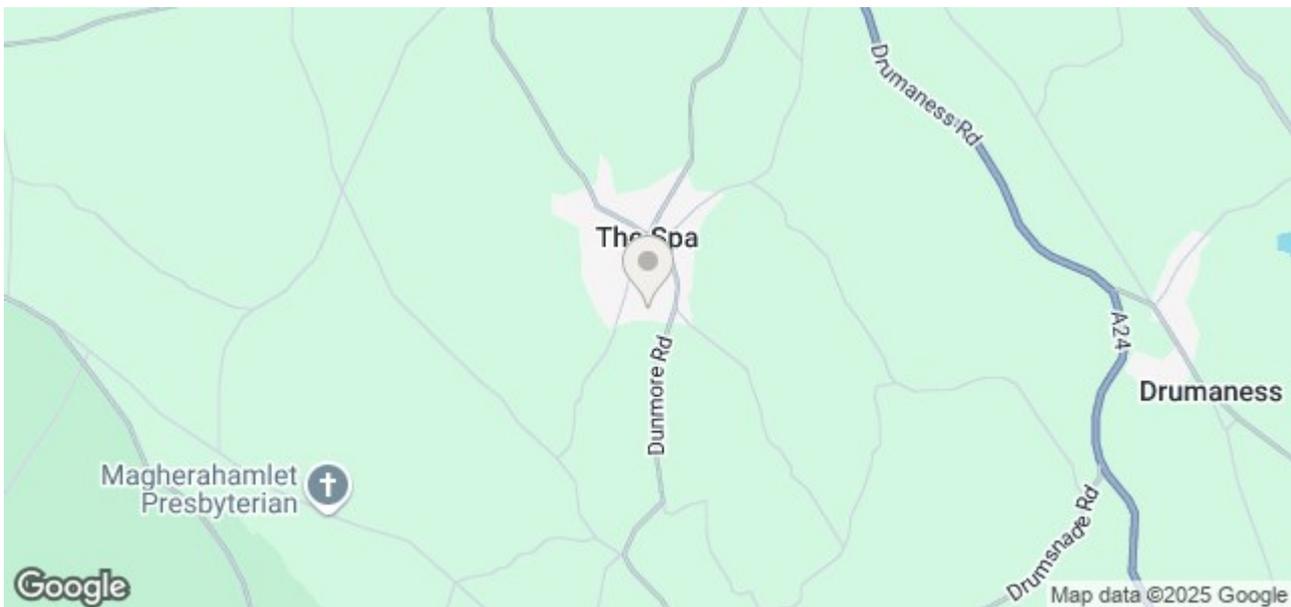


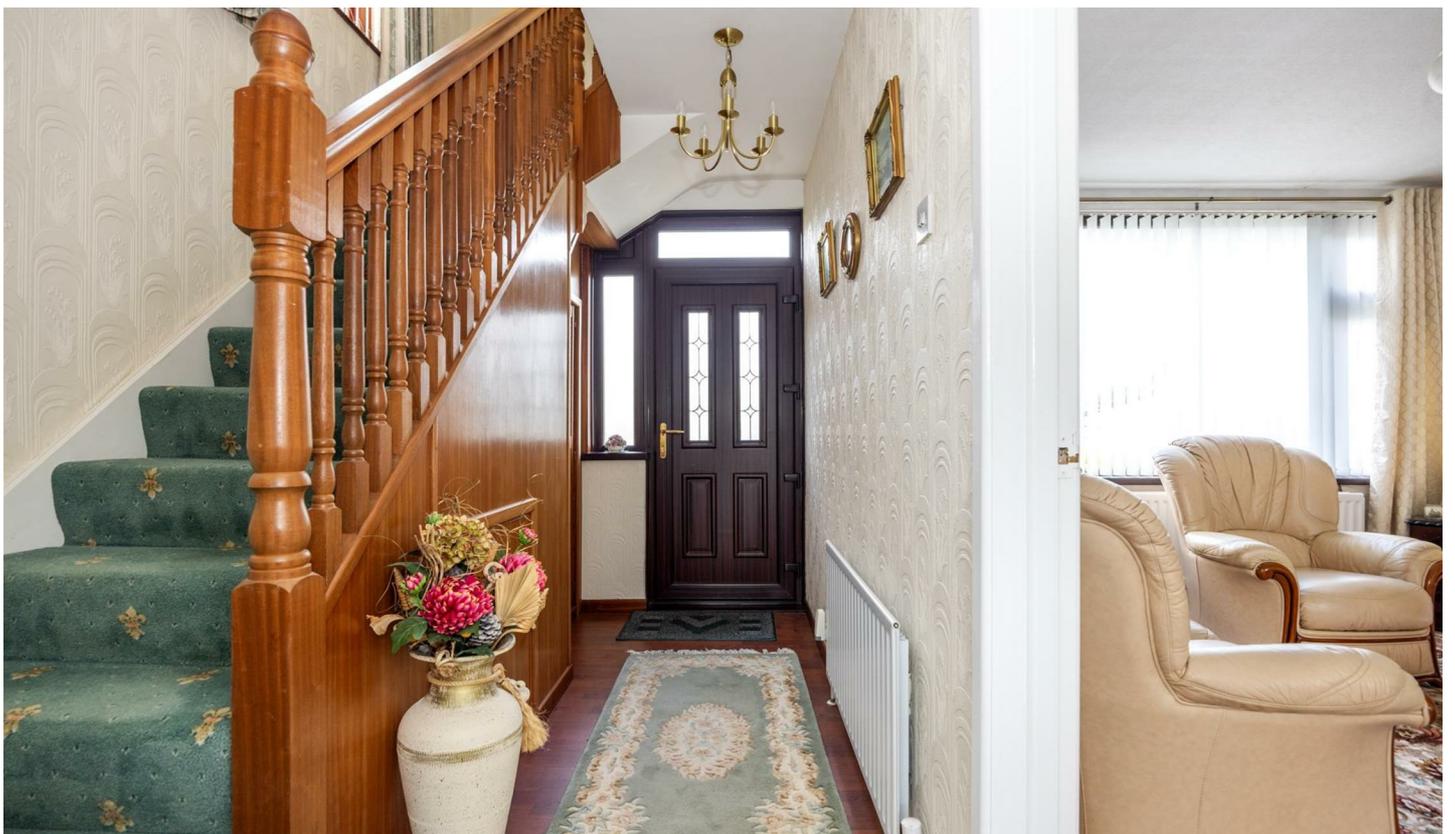


4 HILLSIDE, BALLYNAHINCH, DOWN, BT24 8PS



OFFERS AROUND £149,950

We are pleased to offer for sale this well presented semi detached home in the ever popular Hillside development in the Spa. Internally the property comprises entrance hall, living room with fireplace, kitchen/dining, downstairs shower room and three bedrooms. Externally the property benefits from a large enclosed family friendly private rear garden with outhouse and paved area to the front with feature flowerbeds. The property is situated in a convenient location within easy commuting distance to the surrounding towns and local schools and amenities. We would recommend early viewing.



## Key Features

- Semi detached home
- Living room
- Shower room
- Convenient & Popular location
- 3 Bedrooms
- Kitchen
- Large garden
- Well presented throughout

### Entrance Hall

12'2" x 6'4"

Glazed PVC door and side window into entrance hall. Under stair storage cupboard.

### Living Room

11'10" x 12'6"

Bright living room with window to front, fireplace. Carpeted flooring.

### Kitchen

6'0" x 12'6"

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

### Shower Room

White suite comprising low flush w.c, walk in shower and wash hand vanity unit.

### Landing

6'7" x 6'5"

Carpeted landing. Window to side.

### Bedroom 1

11'11" x 12'6"

Rear facing. Built in wardrobes and storage cupboards.

### Bedroom 2

5'10" x 12'5"

Front facing.

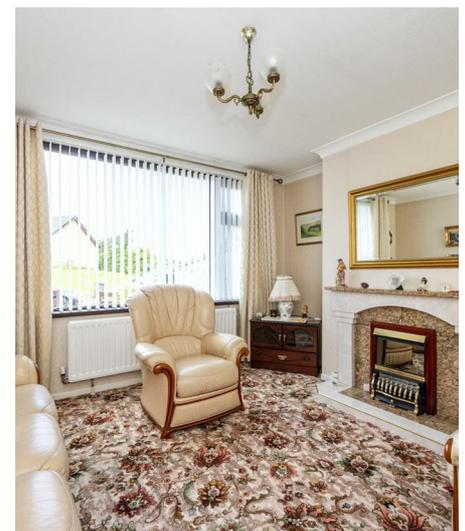
### Bedroom 3

8'9" x 6'5"

Rear facing. Built in robes with sliding doors.

### Outside

To the front - paved area with feature flowerbeds and an array of mature shrubbery. To the rear - enclosed rear garden with large area laid in lawn and access to outhouse.





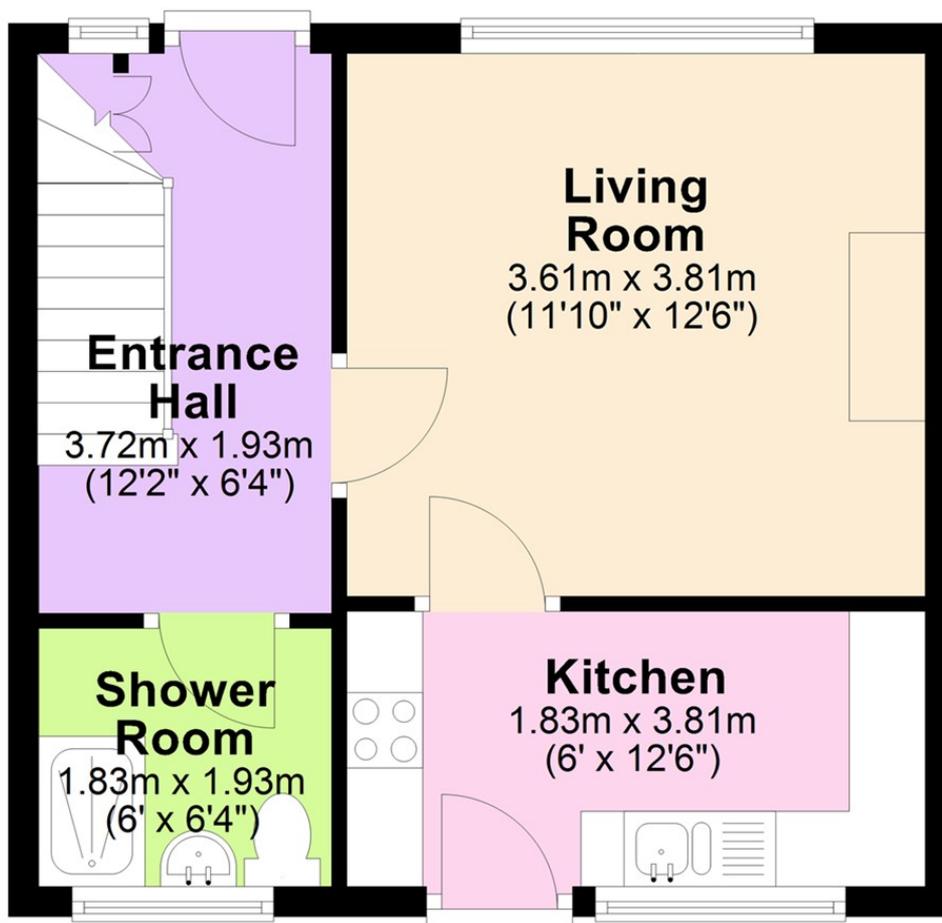




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Northern Ireland</b>	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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