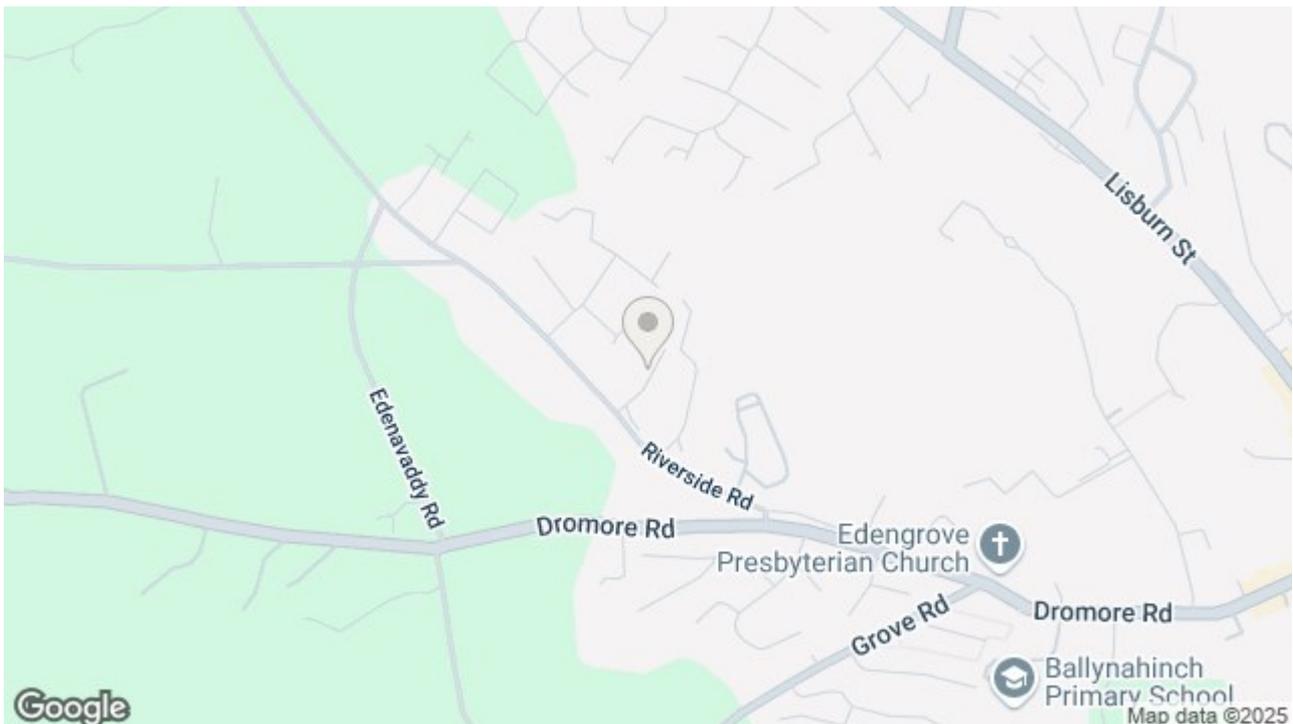


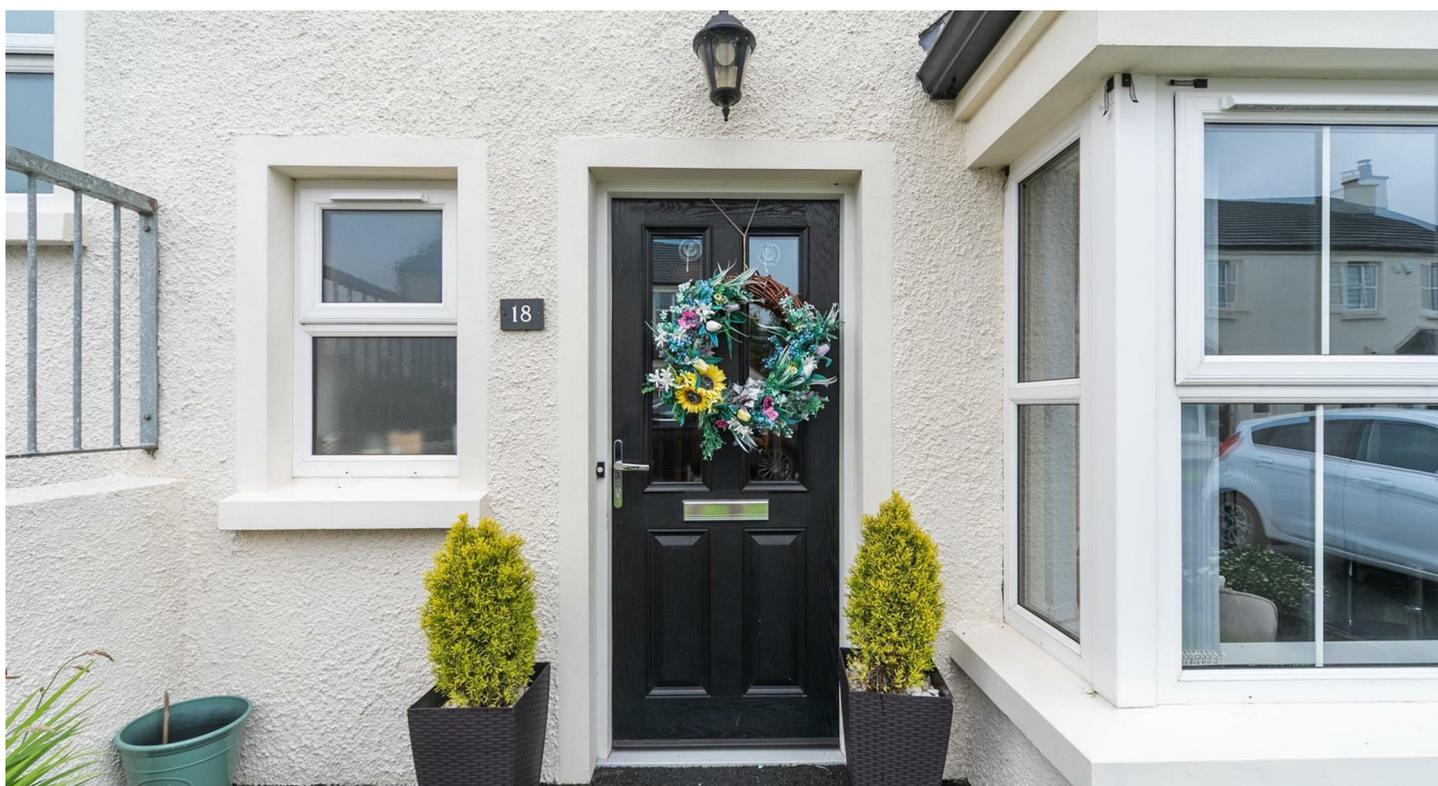


18 WEAVERS WAY, BALLYNAHINCH, BT24 8ZA



OFFERS AROUND £229,950

We are delighted to offer for sale this well presented semi detached home in this popular residential area in Ballynahinch. The modern turn key property was built just a few years ago and is one of the few properties in the development to come for sale. Originally this property was finished with a higher specification than some of the standard finishes and has recently been redecorated throughout. The property comprises living room, modern fitted kitchen with dining area and living area, utility room, downstairs w.c, three bedrooms (master ensuite) and a family bathroom. Outside the property further benefits from a large detached shed/ workshop. The gardens are beautifully presented outside with a patio area and lawns. 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
- Living room
- Utility Room
- Master bedroom ensuite
- Large shed/ Workshop
- Three bedrooms
- Kitchen/ dining area
- Downstairs w.c
- Beautifully presented
- Great location

### Entrance Hall

16'4" x 4'4"

Glazed front door to entrance hall with tiled flooring.

### Living Room

16'4" x 10'2"

Bay window to front, fireplace with wood burning stove and granite hearth.

### WC

6'1" x 3'2"

White suite encompassing low flush wc, wash hand basin, tiled flooring and splash area.

### Kitchen/Dining Room

19'3" x 17'11"

Range of high and low level units incorporating integrated oven and hob, stainless steel cooker hood with extractor fan, stainless steel back splash, stainless steel sink unit, integrated fridge/freezer, integrated dishwasher, tiled flooring, door to rear.

Dining area with skylight, tiled flooring.

### Utility Room

5'6" x 9'11"

Larder cupboard, plumbed for washing machine, space for tumble dryer, sink unit, tiled flooring, door to rear.

### Landing

Landing area and hotpress.

### Bedroom 1

13'3" x 11'0"

Rear facing bedroom with ensuite

### En-suite

4'0" x 8'1"

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

### Bedroom 2

11'6" x 9'3"

Front facing.

### Bathroom

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

### Bedroom 3

7'4" x 8'4"

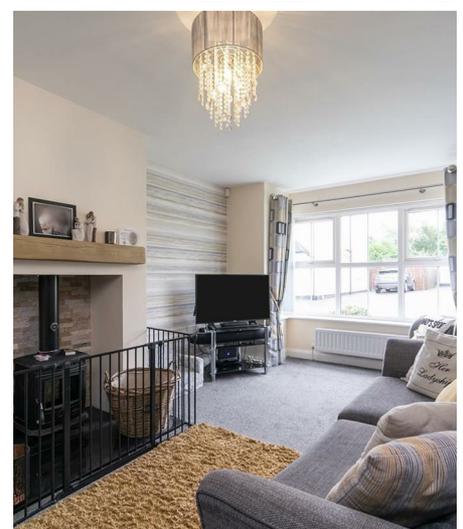
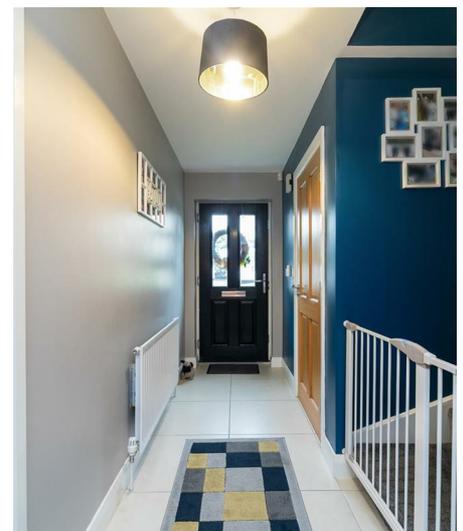
Front facing.

### Shed/ workshop

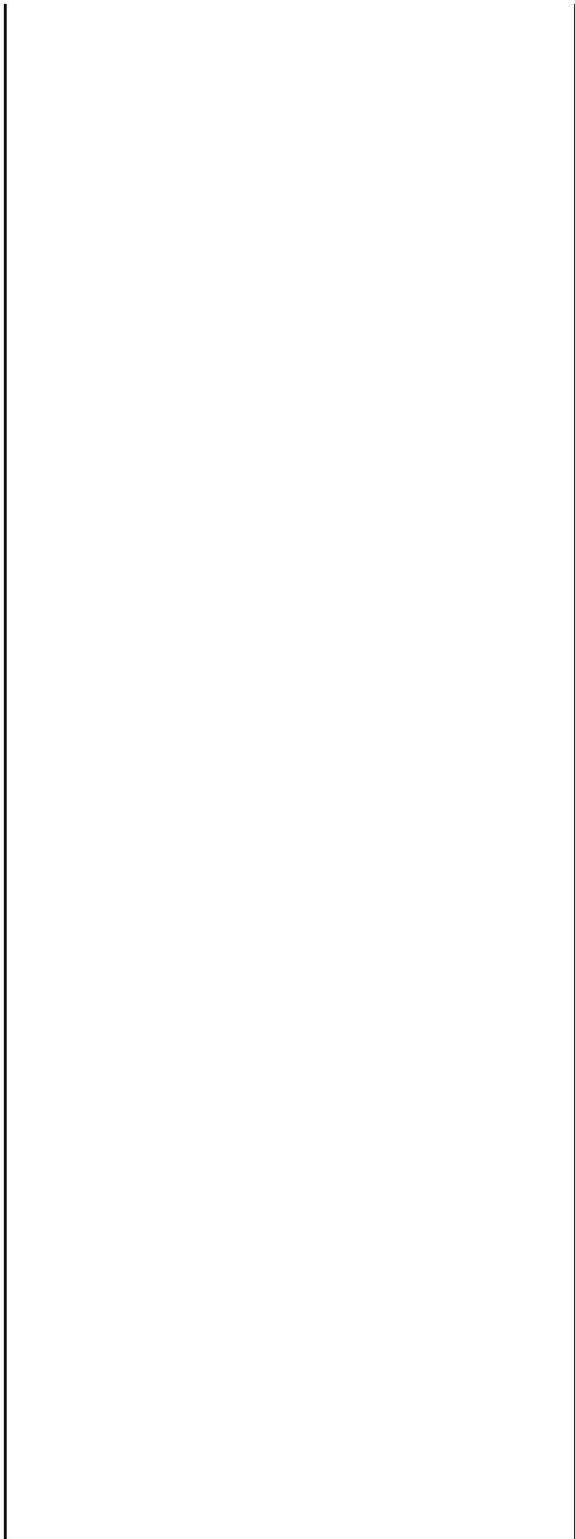
23'4" x 10'5"

Power and light.

### Outside



Garden to front laid to lawn, tarmac driveway. Enclosed garden to rear with tiled patio area.

















Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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	

# 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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