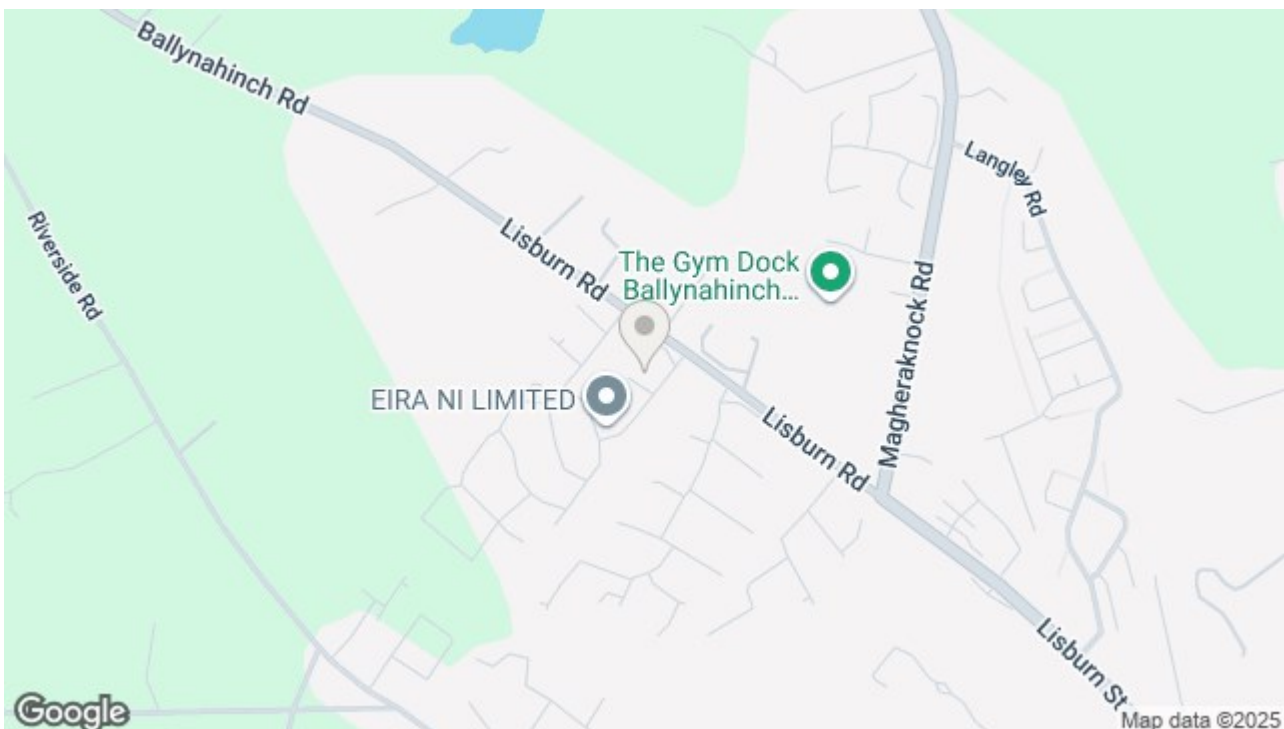




9 EDENGROVE PARK, BALLYNAHINCH, DOWN, BT24 8AZ



ASKING PRICE £349,950

We are pleased to offer for sale this fantastic four bed, detached family home in this popular residential area of Ballynahinch, located in a quiet private cul-de-sac. This substantial family home has everything a family could need with adaptable accommodation and spacious site.

On the ground floor the beautifully presented accommodation comprises of an entrance hall with glass staircase, living room, sitting room, dining room open plan through to kitchen, a downstairs w.c. and under-stair storage closet. On the first floor there are four bedrooms, a master double bedroom with vaulted ceiling and ensuite, three spacious double bedrooms, a generous family bathroom and a separate hot-press closet.

The property further benefits from a garage and a tarmacked 4-car driveway. It also has well maintained gardens to the front and rear with an array of mature shrubbery. Rarely does a home become available for sale in the original Edengrove development located in the only private cul-de-sac with larger site and internal rooms, so we recommend early viewing.



At a glance:

- Detached family home beautifully presented throughout
- Entrance hall with glass staircase
- Kitchen open plan through to dining room
- 2 reception rooms (each with fireplace)
- Downstairs WC & understair closet
- 4 spacious double bedrooms (master with ensuite)
- Generous family bathroom & hot-press
- Tarmac 4 - car driveway & integral garage
- Maintained gardens with array of mature shrubbery
- Double glazing, oil central heating, security alarm & lighting

Entrance Hall

Wooden front door and side panel windows into bright and spacious entrance hall. Glass staircase, ceiling rose and decorative cornicing. Access to under stair storage with fitted house alarm.

Living Room

17'0" x 13'0"

Glass double doors into spacious living room with feature bay window. Fireplace with wooden surround and decorative inset. Ceiling rose and decorative cornicing.

Sitting Room

13'1" x 9'9"

Fireplace with back boiler, wood surround and inset. Ceiling rose and decorative cornicing. Double patio doors leading to rear garden.

Dining Room

9'11" x 9'10"

Open plan through to kitchen.

Kitchen

9'11" x 14'1"

Recessed lighting. Range of high and low rise units with under-cabinet lighting. Integrated stainless steel sink and drainer and tiled splash back. Electric oven and hob with overhead extractor fan. Integrated fridge/freezer and recess for dish washer. Door to rear.

WC

5'5" x 3'6"

White suite encompassing wall hung w/c with chrome pneumatic flush plate and soft close seat. Slimline, vanity wash hand unit with chrome waterfall tap.

Landing

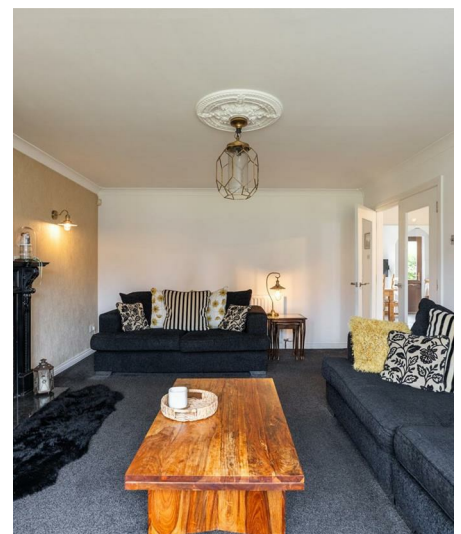
4'9" x 6'10"

Fitted, drop-down attic stairs, leading to partially floored attic. Access to hot press.

Bedroom 1 (master with en-suite)

17'11" x 12'11"

Front facing with vaulted ceiling. Built-in triple wardrobe with sliding doors.



En-suite

White suite encompassing low flush W/C with soft close seat. Wash hand vanity unit with feature glass bowl and chrome high-rise tap. LED illuminated mirror with anti-fog demist, dimmer and touch sensor. Electric power shower with extractor fan. Chrome heated ladder towel rail. Tiled floor and tiled walls.

Bedroom 2

12'0" x 11'6"

Rear facing.

Family Bathroom

Recessed lighting. Cream suite encompassing low flush W/C, wash hand basin, corner bath and separate shower. Part tiled walls and tiled floor.

Bedroom 3

12'1" x 11'7"

Rear facing.

Bedroom 4

13'7" x 11'7"

Front facing. Built-in triple wardrobe with sliding doors.

Garage

Up and over roller garage door. Door to side. Power and light. Plumbed for washing machine and tumble dryer.

Outside & Garden

To the front - Recently tarmacked x4 car driveway leading to garage and side of house. Security lighting. Lawned area with mature shrubbery. To the rear - Enclosed rear garden. Rustic wooden swing seat, laid in lawn with feature flowerbeds and an array of mature shrubbery. Stoned area ideal for outside entertaining. Security lighting & outside tap. Oil tank located to side of house.

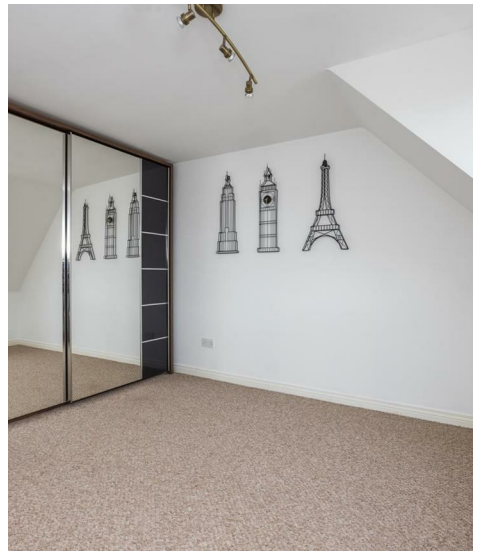











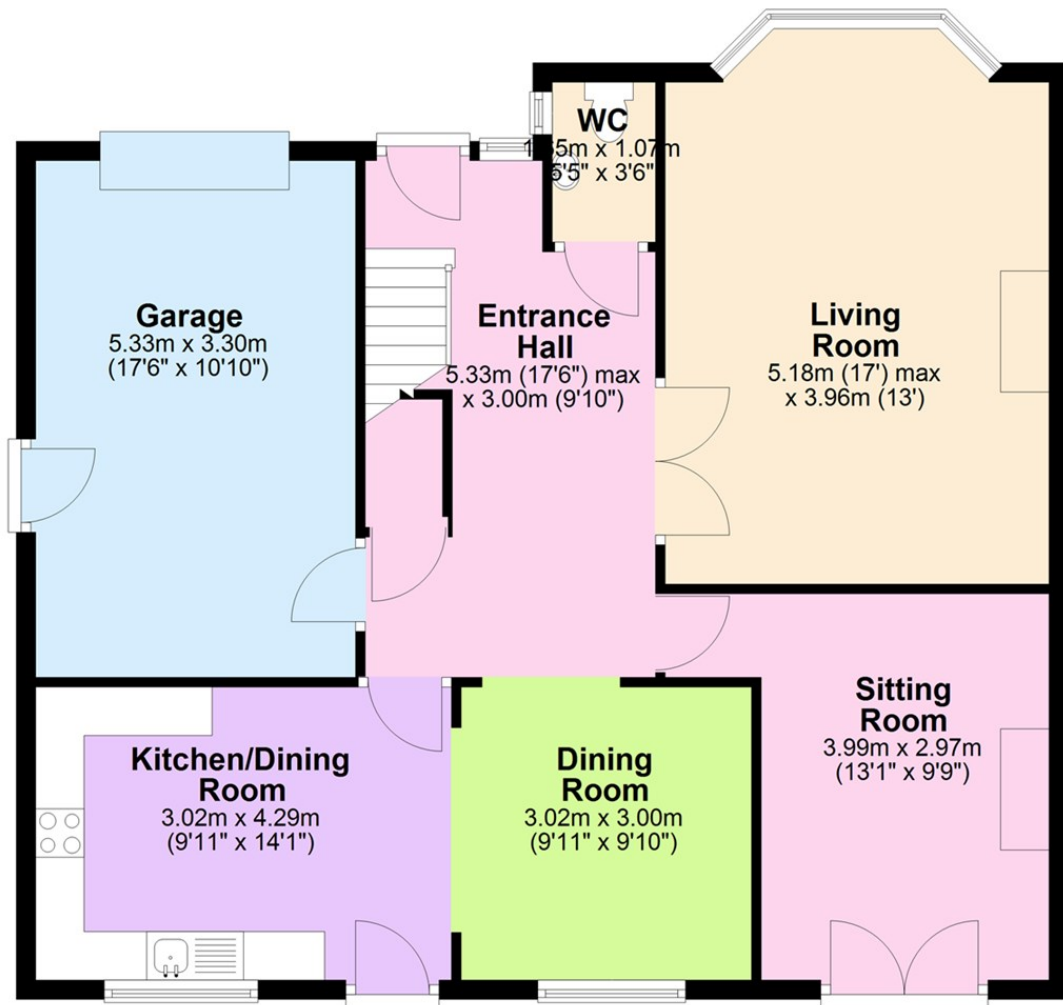






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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.

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