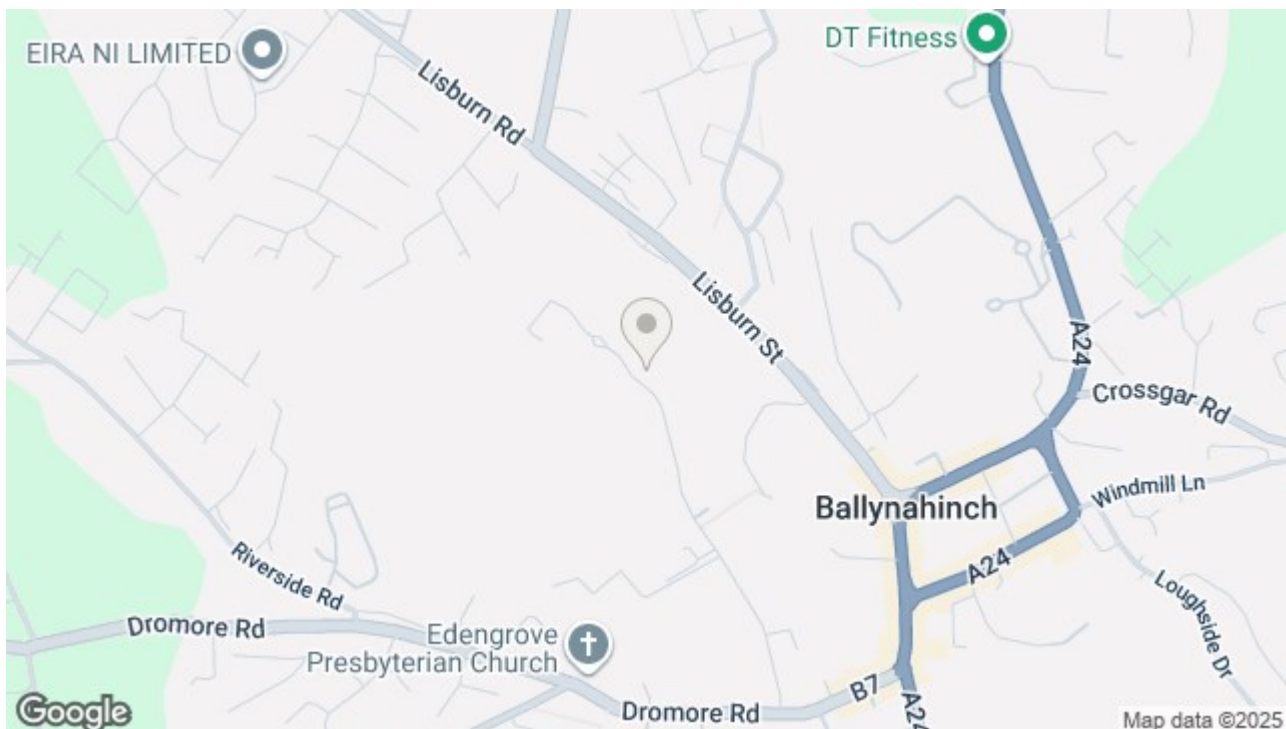


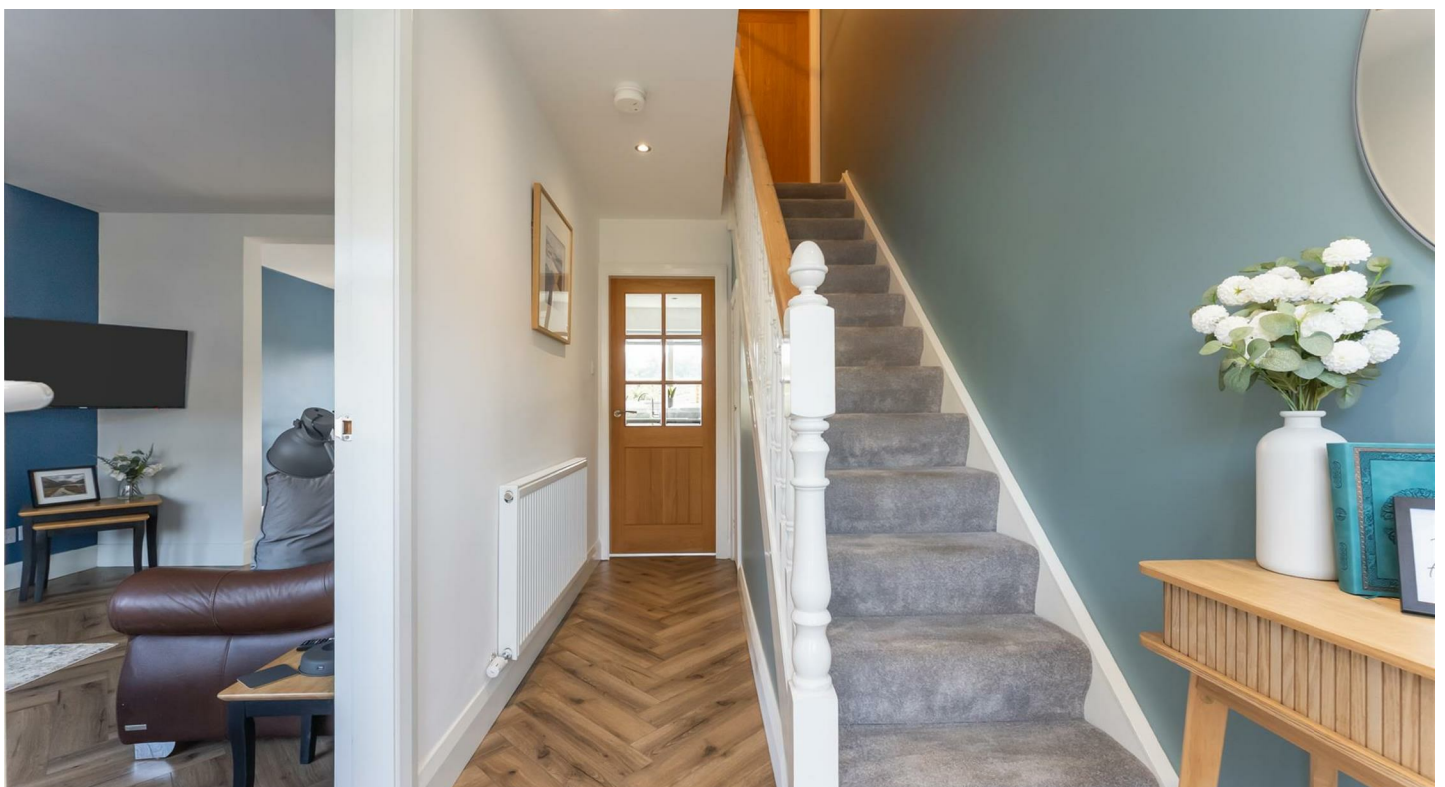


33 CHURCH VIEW, BALLYNAHINCH, DOWN, BT24 8RE



OFFERS AROUND £189,950

We are delighted to offer for sale this well presented semi detached home in this popular residential area in Ballynahinch. The beautifully presented accommodation comprises living room with feature stove, open plan through to modern fitted kitchen with dining area and double patio doors leading to rear garden. On the first floor there are three bedrooms and a family bathroom. Outside the property further benefits from an enclosed rear garden with areas ideal for outside entertaining and area laid in lawn with feature flowerbeds. To the front there is ample space for off street parking. The property is conveniently located with easy access for those commuting to Lisburn, Belfast and the surrounding towns. We would recommend early viewing!



At a glance:

- Semi Detached Home
- Living Room with feature stove
- Modern Family Bathroom
- Beautifully presented throughout
- Walking distance to local amenities
- Three Bedrooms
- Kitchen/dining area
- Enclosed garden to rear with areas ideal for outside entertaining
- PVC Double Glazing
- Popular and convenient location

Entrance Hall

13'11" x 5'10"

PVC glazed front door to bright entrance hall. Wooden flooring. Storage cupboard under stairs.

Living Room

13'11" x 10'5"

Bright and spacious living room with wood burning stove and feature wooden beam. Open plan through to kitchen/ dining room.

Kitchen/Dining Room

11'0" x 16'7"

Range of high and low rise units with stainless steel sink and drainer. Integrated oven and hob with overhead extractor fan. Recess for fridge/ freezer and dishwasher. Double patio doors leading to rear garden. Wooden flooring.

Landing

6'7" x 6'7"

Access to hot press.

Bedroom One

11'0" x 9'8"

Rear facing. Carpeted flooring.

Bedroom Two

14'1" x 6'7"

Front facing. Carpeted flooring.

Bedroom Three

9'8" x 7'10"

Front facing. Carpeted flooring.

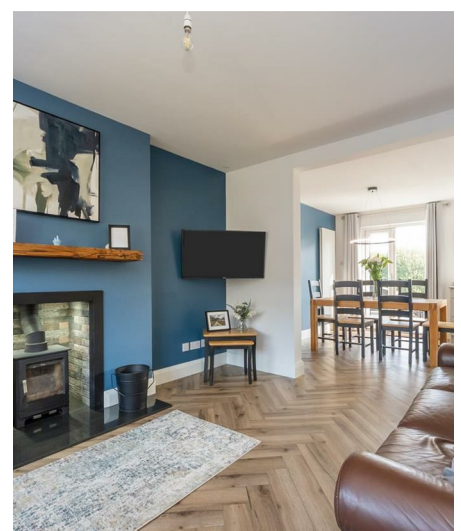
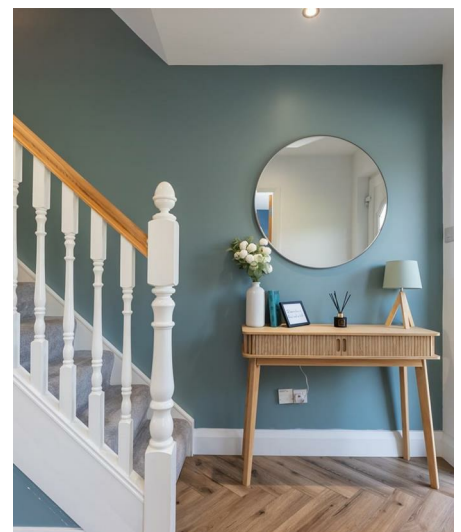
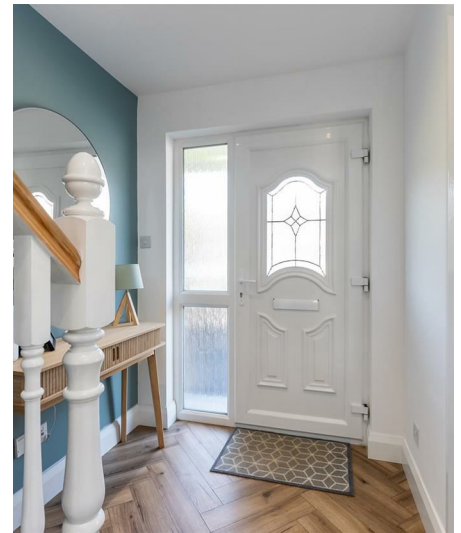
Bathroom

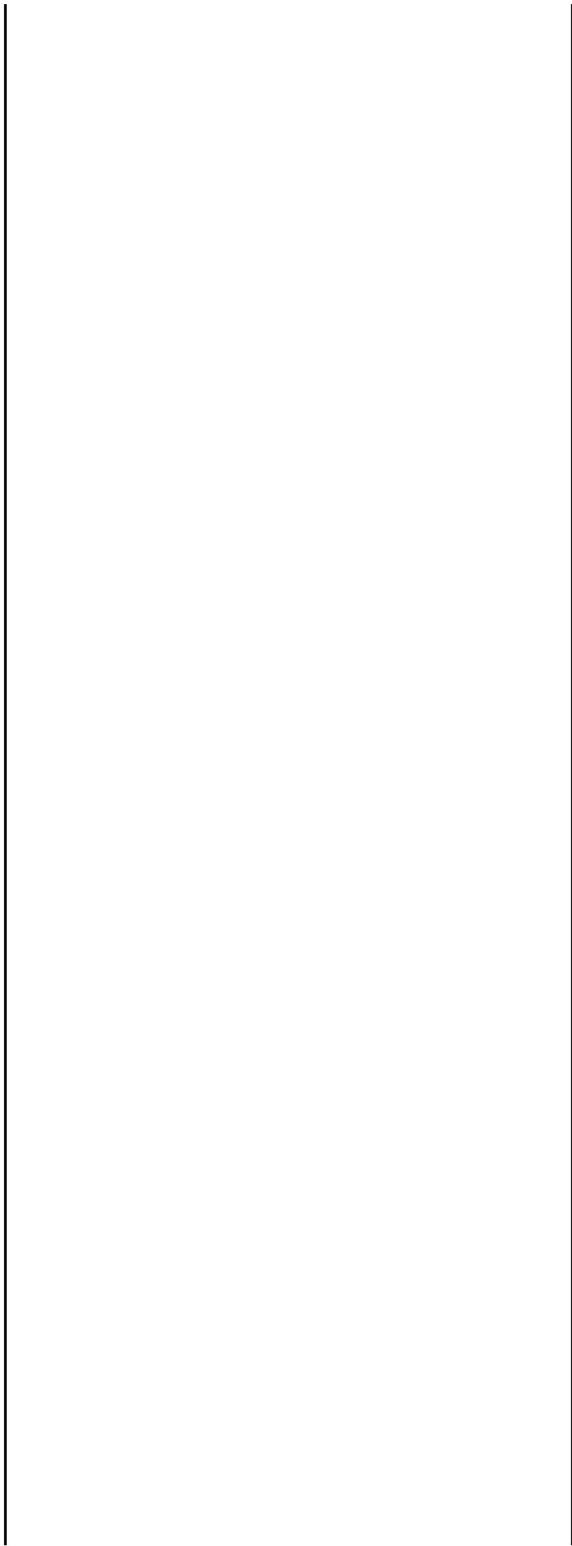
6'7" x 6'7"

Contemporary bathroom with white suite comprising low flush w.c, panelled bath with overhead shower and wash hand vanity unit. Heated towel rail.

OUTSIDE

To the front - tarmaced driveway with ample space for off street parking and feature stoned flowerbed. To the rear - beautifully presented enclosed rear garden with areas ideal for outside entertaining and area laid in lawn with feature flowerbeds.










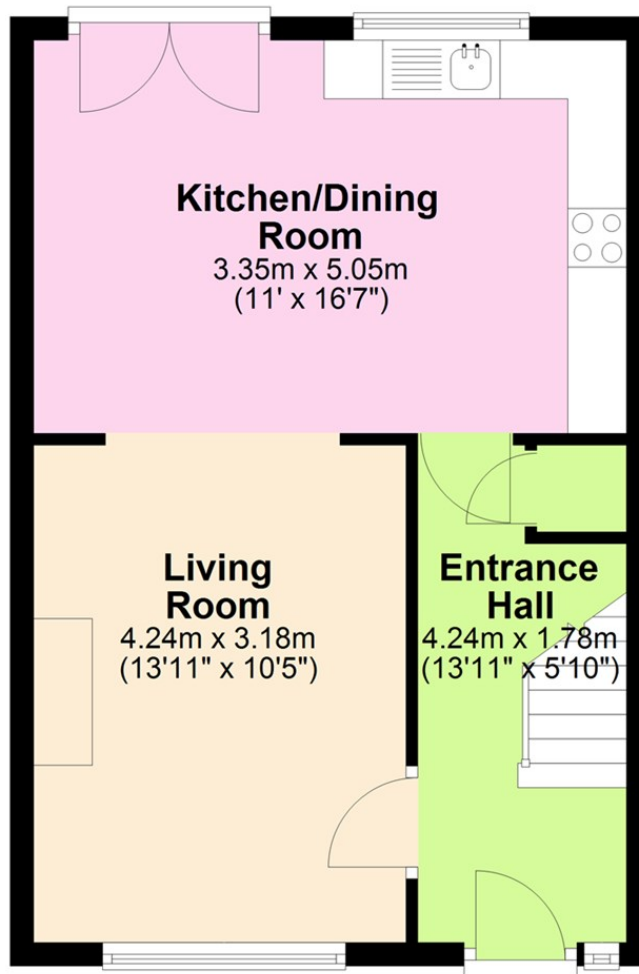






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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.

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