



ULSTER PROPERTY SALES

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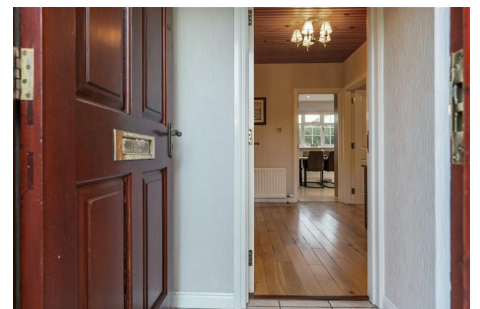
BALLYNAHINCH BRANCH

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Down, BT24 8DN

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NETWORK STRENGTH - LOCAL KNOWLEDGE



1 MONTALTO COURT

Ballynahinch BT24 8XL

- Detached house and building site
- Beautifully presented
- Great location
- Four bedrooms
- Living room
- Sitting room
- Kitchen/ dining area
- Dining room
- Detached garage
- Bathroom and shower room

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

Offers Around £450,000

1 Montalto Court

, Ballynahinch, BT24 8XL



Inner Porch

3'1" x 4'10" (0.94m x 1.47m)
Solid wood front door to porch with tiled floor.

Entrance Hall

9'9" x 15'0" (2.97m x 4.57m)
Entrance hall with solid wood flooring and large storage cupboard.

Living Room

13'4" x 15'6" (4.06m x 4.72m)
Bright spacious living room with bay window and feature fireplace.

Dining Room

9'9" x 12'4" (2.97m x 3.76m)
Window to side.

Kitchen/Dining Room

10'8" x 15'10" (3.25m x 4.83m)
A range of high and low level units including stainless steel sink unit and granite worktops, integrate dish washer and fridge freezer. Space for range style cooker. Tiled floor and splash. Door to rear.

Bathroom

9'7" x 7'7" (2.92m x 2.31m)
White suite comprising wash hand basin, w.c and bath with overhead shower. Fully tiled.

Sitting Room

9'7" x 12'8" (2.92m x 3.86m)
Two double doors to outside. Solid wood flooring and wood burning stove.

Bedroom 4/ Office

13'2" x 8'9" (4.01m x 2.67m)
Solid wood flooring. French doors.

Landing

3'2" x 21'4" (0.97m x 6.50m)

Bedroom 2

8'9" x 13'3" (2.67m x 4.03m)
Large bedroom with built in wardrobe.

Wardrobe

4'6" x 3'8" (1.37m x 1.12m)

Shower Room

4'6" x 7'8" (1.37m x 2.34m)
Suite comprising of low flush w.c, wash hand basin and shower cubicle. Tiled floor and splash.

Bedroom 3

10'9" x 9'8" (3.28m x 2.95m)
Bedroom with built in wardrobe.

Wardrobe

2'10" x 2'10" (0.86m x 0.87m)

Bedroom 4

19'8" x 8'10" (5.99m x 2.69m)
Large bedroom with built in wardrobe, ideal for an ensuite.

Wardrobe

8'2" x 3'2" (2.49m x 0.97m)
Skylight, door to:

Store Room

4'8" x 8'6" (1.42m x 2.59m)
Large store room

Garage

Roller door. Space for washing machine and tumble dryer. Sink unit and boiler.

Outside

To the front is a garden laid out in lawns with plantings and tarmac driveway with ample parking. To the rear and side is a patio area and a large garden laid out in lawn where the site for a detached house is to be.

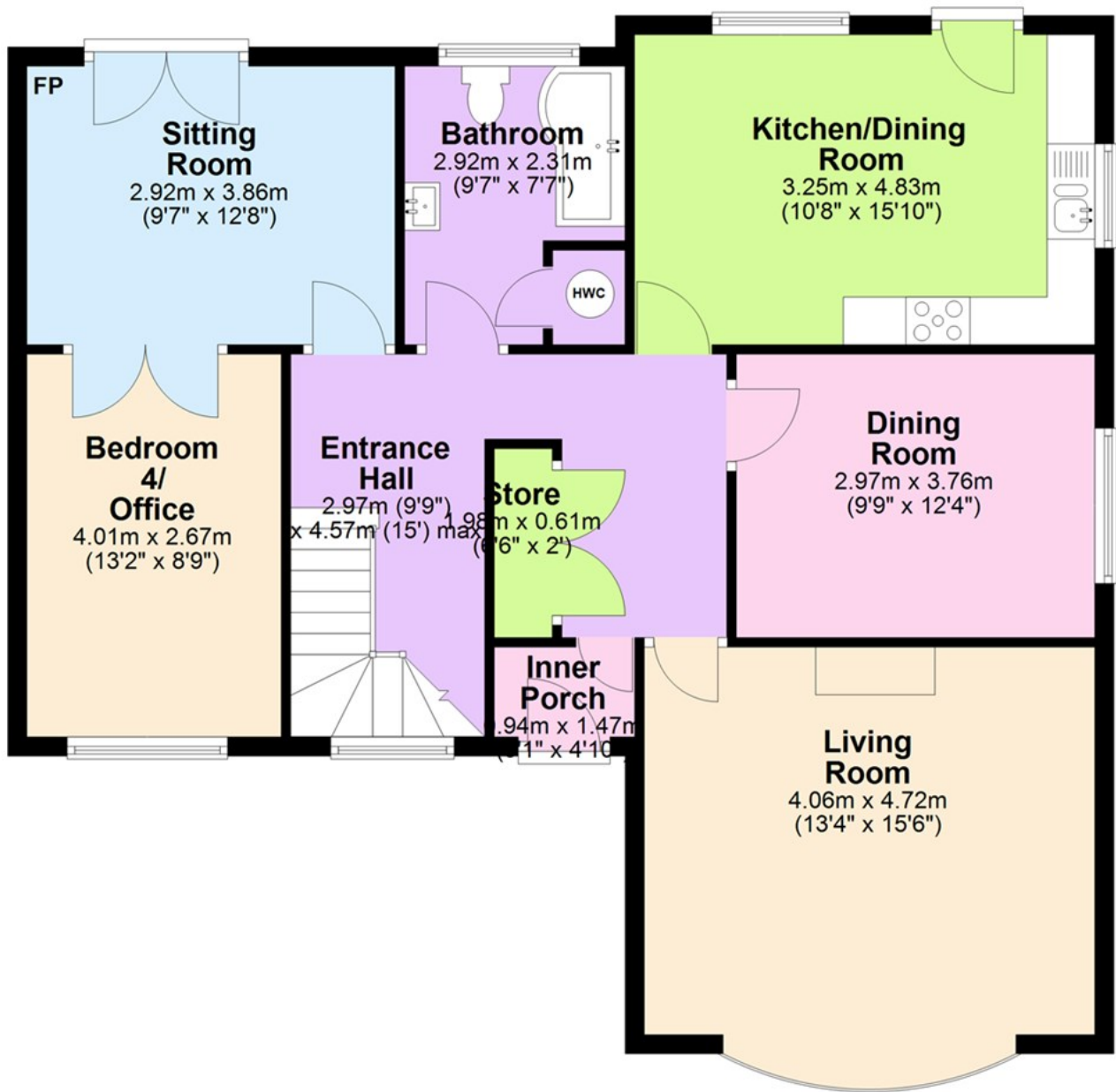


Directions

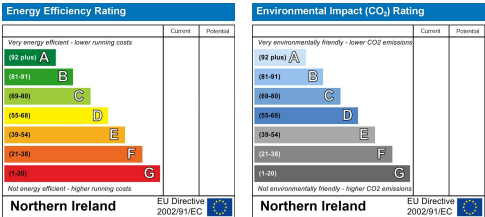


Floor Plan

Ground Floor



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BALLYHACKAMORE 028 9047 1515 CARRICKFERGUS 028 9336 5986 DONAGHADEE 028 9188 8000 MALONE 028 9066 1929
BALLYNAHINCH 028 9756 1155 CAVEHILL 028 9072 9270 FORESTSIDE 028 9064 1264 NEWTOWNARDS 028 9181 1444



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