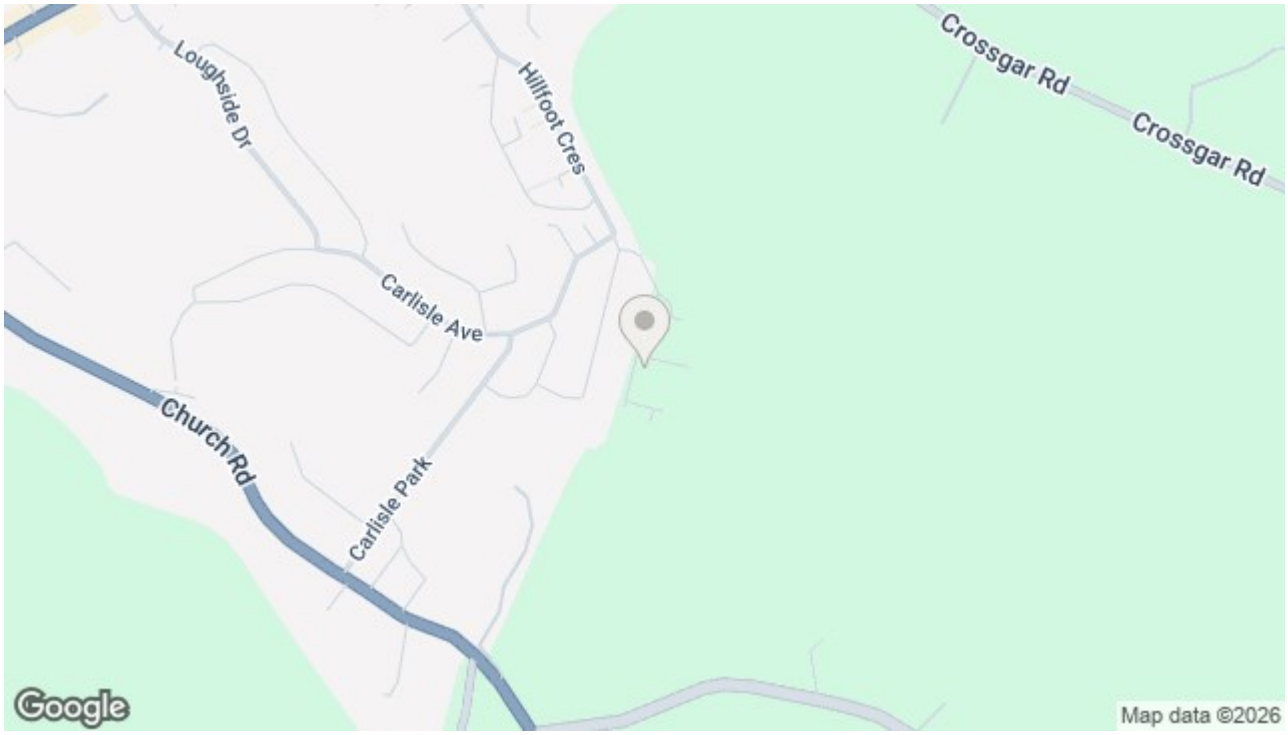
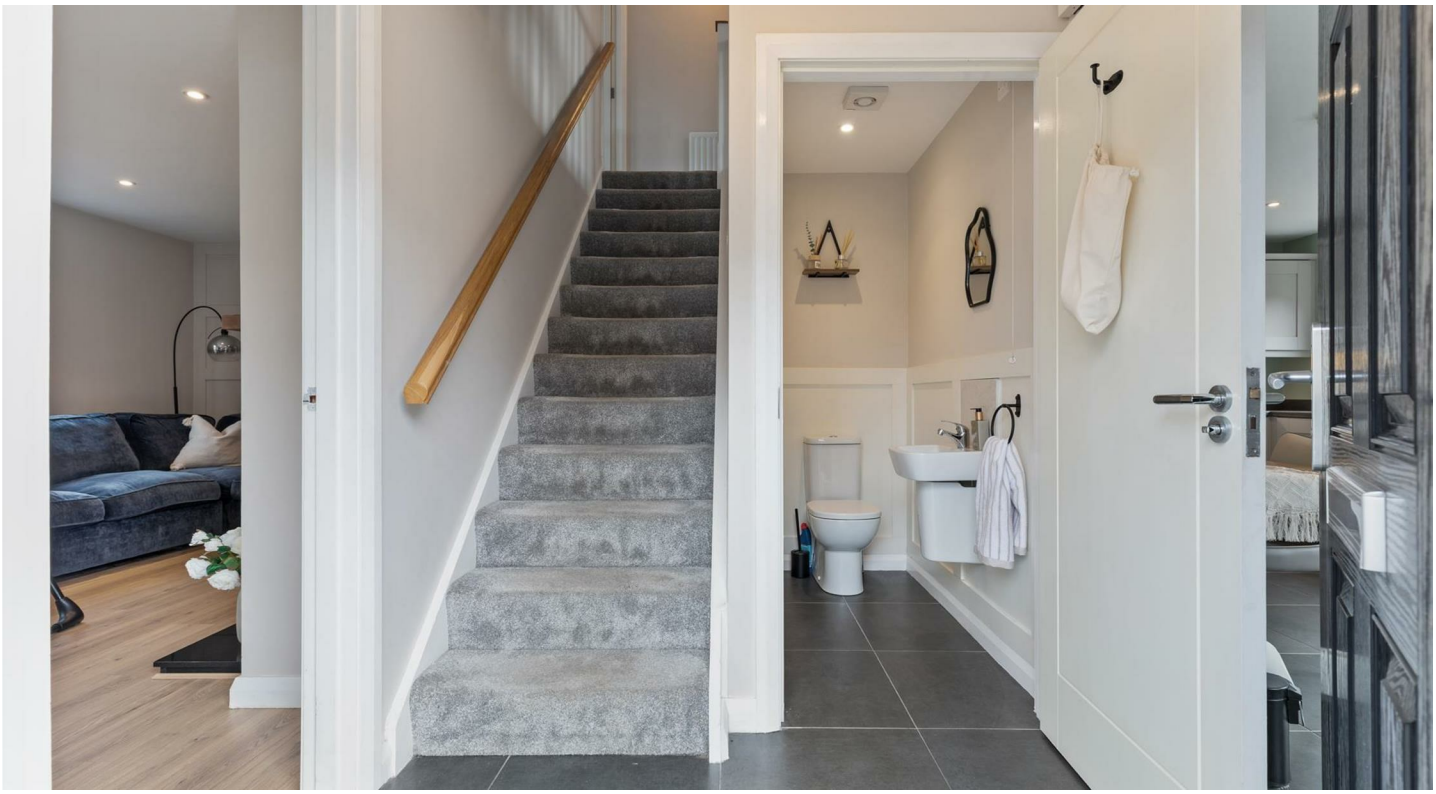
ULSTER PROPERTY SALES
UPS
BALLYNAHINCH BRANCH
2 Main Street, Ballynahinch, County Down, BT24 8DN
0289 756 1155
ballynahinch@ulsterpropertysales.co.uk
NETWORK STRENGTH – LOCAL KNOWLEDGE

75 MILLBANK GROVE, BALLYNAHINCH, DOWN, BT24 8WQ



OFFERS AROUND £210,000

We are delighted to offer for sale this beautifully presented semi detached home in this popular residential area in Ballynahinch. The property has a modern and contemporary style comprising of living room with stove, fitted kitchen with dining area, utility room, downstairs w/c, three bedrooms (master ensuite) and a family bathroom. Only on internal inspection will you truly appreciate the show home feel along with the high specification of finish used throughout the kitchen, bathroom and living room. With so much to offer in this fantastic family home plus being within easy commuting distance to both Belfast and Lisburn, we recommend early viewing.



At a glance:

- Semi Detached Home
- Contemporary Kitchen / Dining / Utility
- Downstairs Cloakroom
- Enclosed Rear Garden
- Beautifully Presented Throughout
- Three Bedrooms incl. Master with Ensuite
- Living Room with Feature Stove
- Family Bathroom
- Popular and Convenient Location
- Off Street Parking

Entrance Hall
PVC front door leading into bright and spacious entrance hall with tiled floor.

Living Room
16'5" x 11'9"
Wood burning stove with feature wooden mantle and granite hearth. Feature wall panelling.

Kitchen / Dining
16'5" x 11'11"
Range of high and low rise units with integrated stainless steel sink and drainer. Integrated oven and hob with stainless steel extractor fan and glass splash back. Integrated dishwasher and fridge/freezer. Tiled floor. Double patio doors to rear patio and garden area. Space for dining.

Utility
6'7" x 5'3"
Tiled floor. Under stair storage cupboard. Recess for washing machine and tumble dryer. Overhead storage racks.

W/C
5'9" x 3'0"
White suite encompassing low flush W/C and wash hand basin with tiled splash back. Tiled floor.

FIRST FLOOR

Master Bedroom (Ensuite)
12'7" x 11'9"
Side facing.

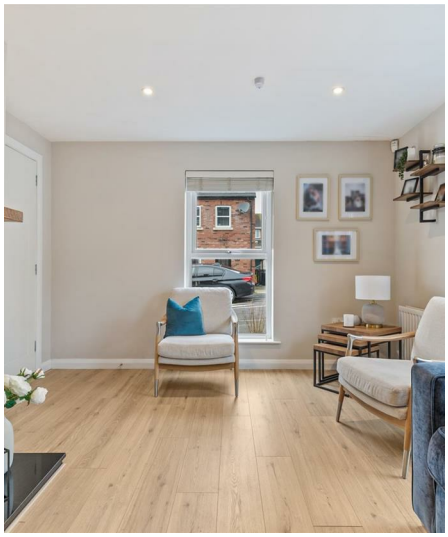
Ensuite
10'3" x 4'0"
White suite encompassing low flush W/C, wash hand basin with tiled splash back and shower. Tiled floor.

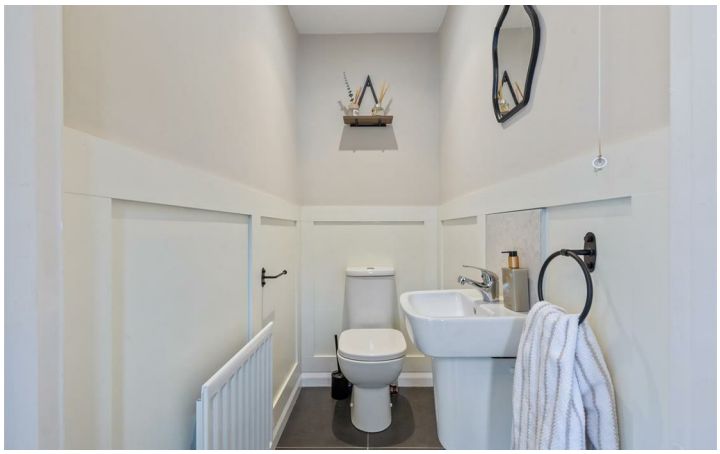
Bedroom Two
11'7" x 6'11"
Rear facing.

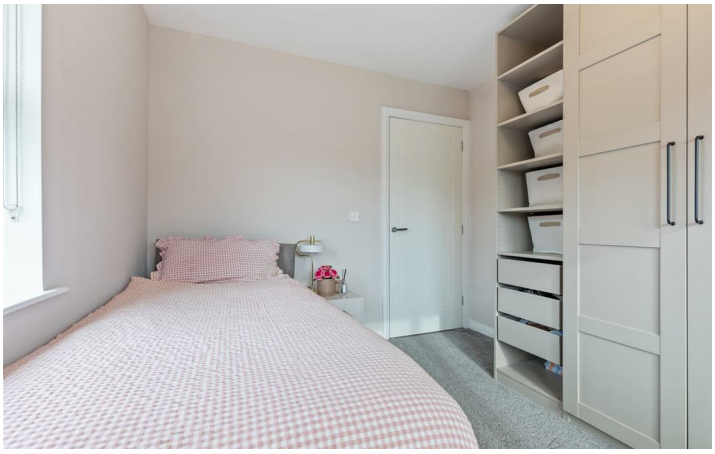
Bedroom Three
11'5" x 9'2"
Front facing.

Bathroom
8'0" x 5'6"
White suite encompassing low flush W/C, wash hand basin and bath with overhead shower. Tiled walls and floor.

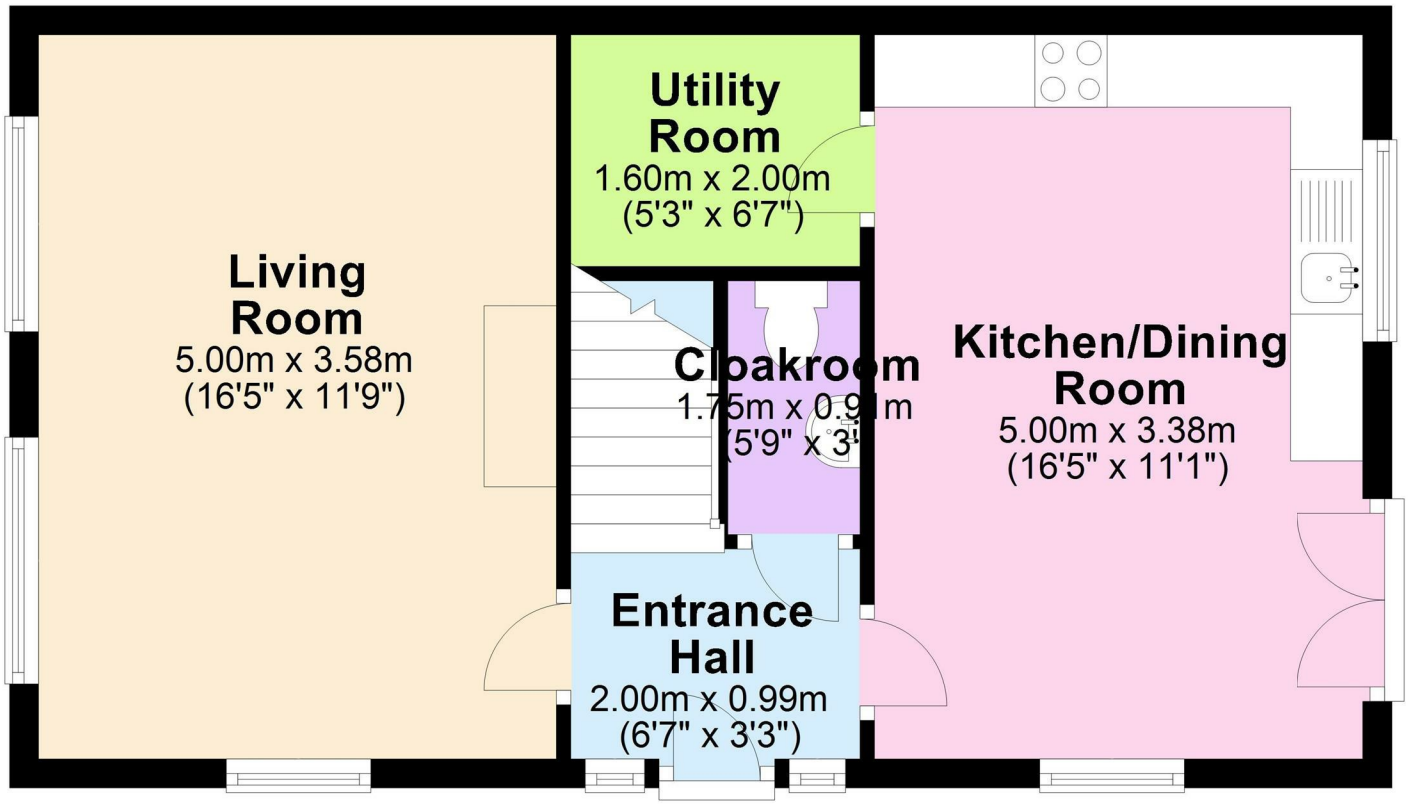
OUTSIDE
To the rear - enclosed rear garden with paved patio area and artificial grass area. To the front - paved brick driveway with off street parking.



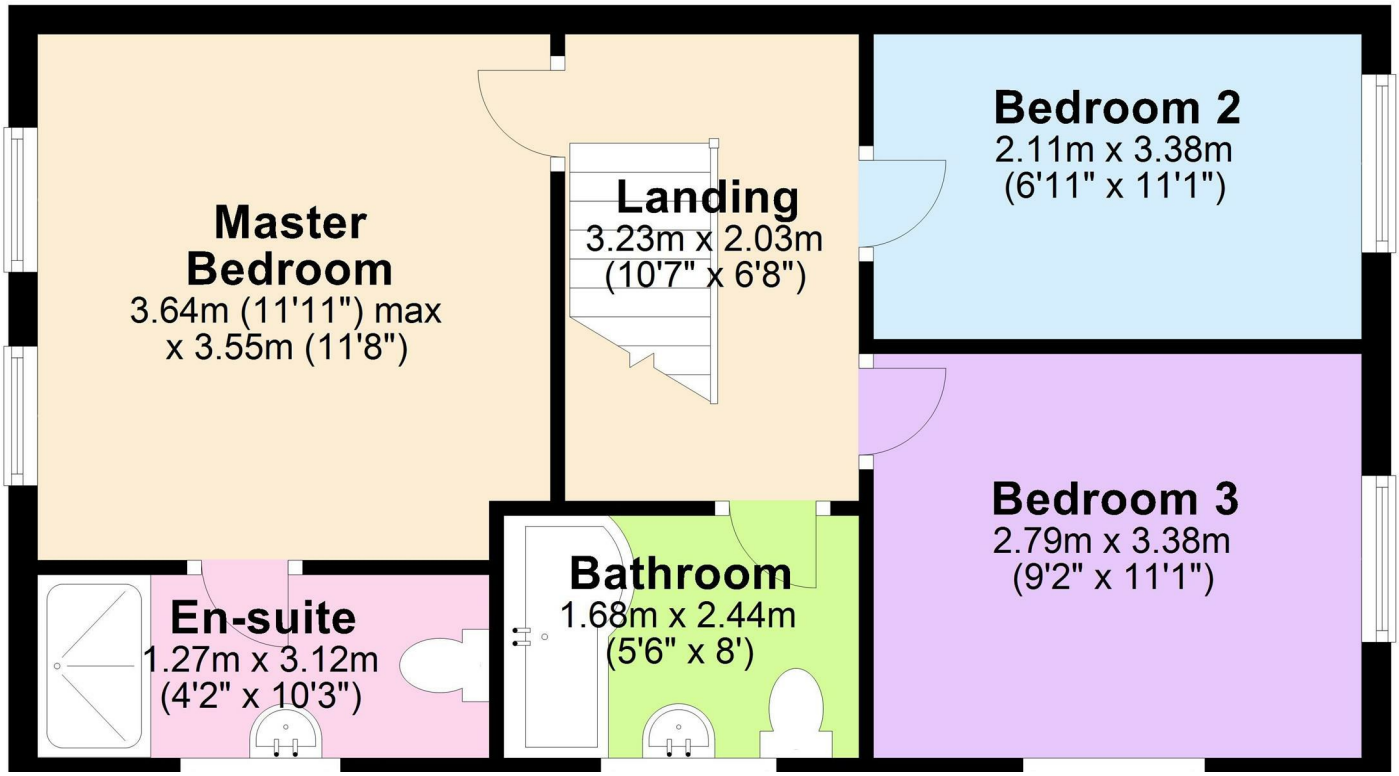


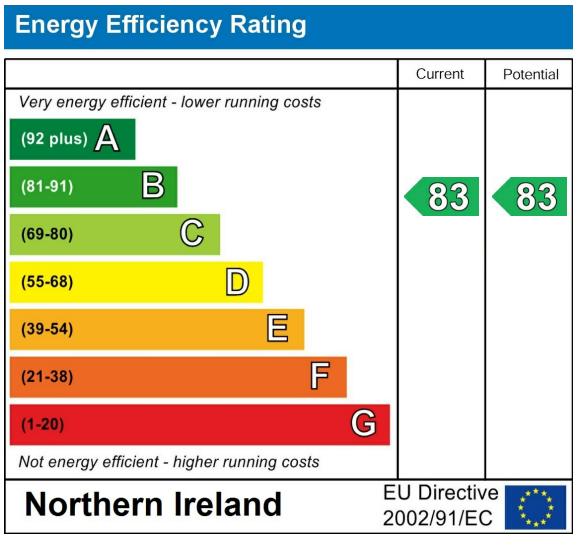


Ground Floor



First Floor


Master Bedroom
3.64m (11'11") max
x 3.55m (11'8")
Landing
3.23m x 2.03m
(10'7" x 6'8")
Bedroom 2
2.11m x 3.38m
(6'11" x 11'1")
Bedroom 3
2.79m x 3.38m
(9'2" x 11'1")
Bathroom
1.68m x 2.44m
(5'6" x 8')
En-suite
1.27m x 3.12m
(4'2" x 10'3")


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
83
83
Northern Ireland
EU Directive 2002/91/EC

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.

PRS Property Redress Scheme
OFT Approved code

Petrie Enterprises Ltd; Trading under licence as Ulster Property Sales (Ballymena) Gareth Dallas
®Ulster Property Sales is a Registered Trademark