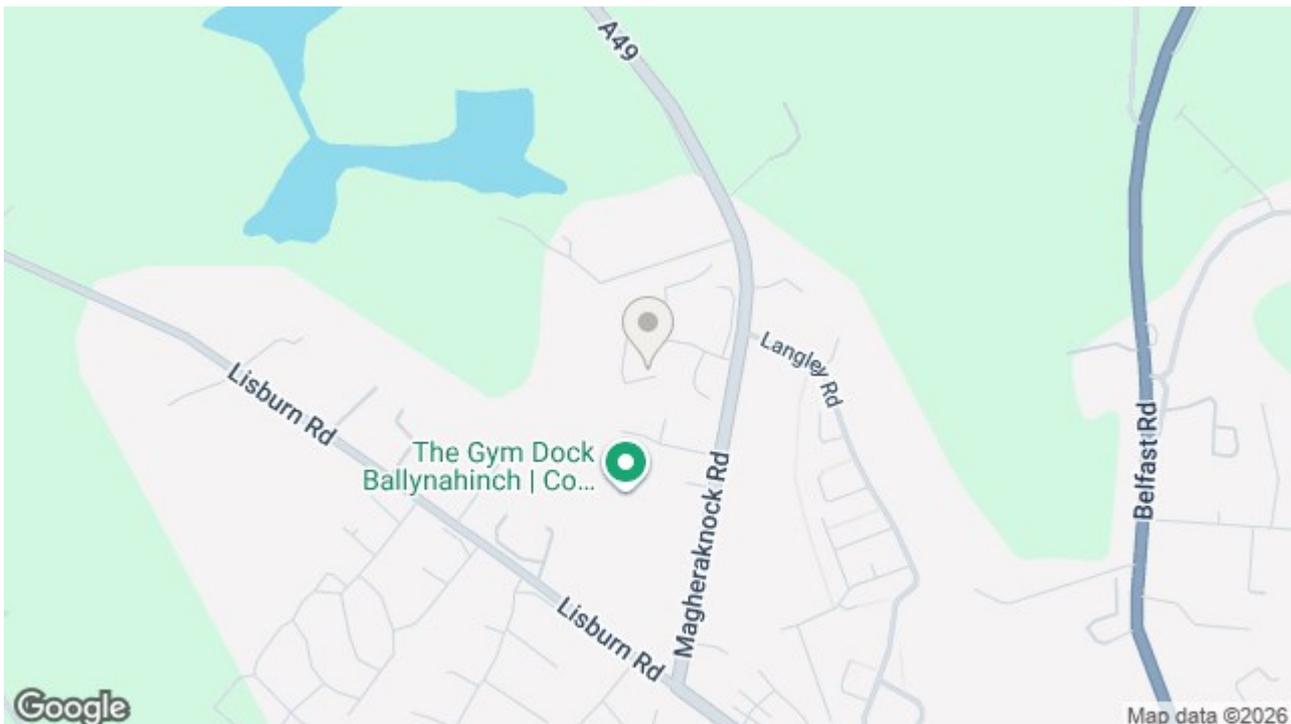




44 OAKLAND GROVE, BALLYNAHINCH, DOWN, BT24 8RQ



OFFERS AROUND £295,000

Charming Chalet Bungalow for Sale – Oakland Grove, Ballynahinch

An exceptional opportunity to acquire a beautifully finished chalet bungalow in the sought-after Oakland Grove area of Ballynahinch. This immaculate home offers a showhouse finish throughout and is ready to move into.

Internally the layout comprises an inviting entrance hall leading to a bright living room and a newly fitted luxury kitchen with generous dining area – a superb social hub for everyday family life and entertaining. There are four well-proportioned bedrooms, including a master bedroom with ensuite, plus a stylish family bathroom and separate w.c upstairs. Attention to detail and high-quality finishes are evident in every room.

Externally the property benefits from a low-maintenance, well-presented rear garden, convenient off-street parking, a useful shed with utility space and a large detached garage offering additional storage or workshop potential.

Location is excellent – within walking distance of local amenities in Ballynahinch and offering an easy commute to both Belfast and Lisburn.

Key features

- Four bedrooms; master with ensuite
- Newly fitted luxury kitchen with dining area
- High-standard, showhome finish throughout
- Low-maintenance garden
- Off-street parking, utility shed and large garage
- Walking distance to amenities; easy commute to Belfast & Lisburn



At a glance:

- Detached Family Home
- Four Bedrooms incl Master with Ensuite
- Living Room
- Enclosed Rear Garden with decked area ideal for outside entertaining
- Shed plumbed for washing machine and tumble dryer
- Beautifully Presented Throughout
- Family Bathroom and Separate W/C
- Contemporary Kitchen with Space for Dining and Living
- Garage
- Popular and Convenient Location

Entrance Hall

PVC glazed front door with side panel windows into bright entrance hall with feature tiled floor. Access to storage cupboard.

Living Room

16'0" x 11'10"

Bright and spacious living room with wooden flooring and feature fireplace with surround. Ceiling cornicing.

Kitchen/Dining/Living

9'9" x 29'4"

Contemporary style kitchen with a range of high and low rise units with Quartz work tops and integrated stainless steel sink with Quooker tap. Double electric oven and Neff electric hob with overhead stainless steel extractor fan and tiled splash back. Integrated dishwasher; space for American style fridge/freezer. Breakfast bar area for informal dining. Through to space for formal dining and seating area. Door to rear.

Bedroom 1

8'9" x 10'1"

Front facing.

Bathroom

White suite encompassing low flush W/C, wash hand basin and bath with overhead shower. Tiled floor and part tiled walls.

Landing

Skylight.

WC

Low flush W/C.

Bedroom 1

12'7" x 15'6"

Master bedroom with range of built in storage units and wardrobes. Front facing.

En-suite

White suite encompassing low flush W/C, vanity wash hand unit and walk in shower. Towel radiator.

Bedroom 2

10'0" x 10'2"

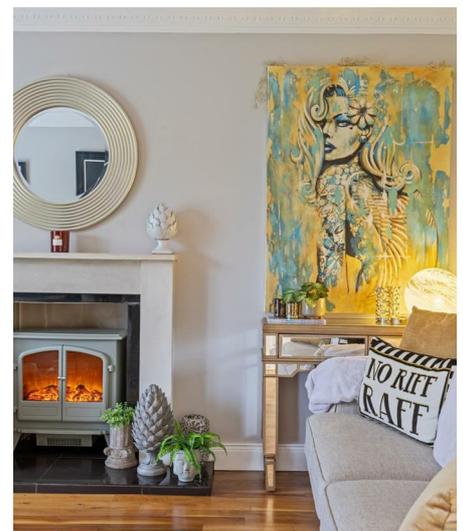
Front facing. Range of built in storage units and wardrobes

Bedroom 3

8'6" x 10'2"

Shed

Door. Power and light. Recess for washing machine and tumble dryer. Stainless steel deep sink unit.



Garage

Up and over door, door to side. Power and light.

OUTSIDE

To the front - approached via tarmaced driveway with ample space for parking and access to garage. Lawned area with feature flowerbed.. To the rear - enclosed rear garden with paved patio area and raised wooden decked area ideal for outside entertaining. Area laid with artificial grass.





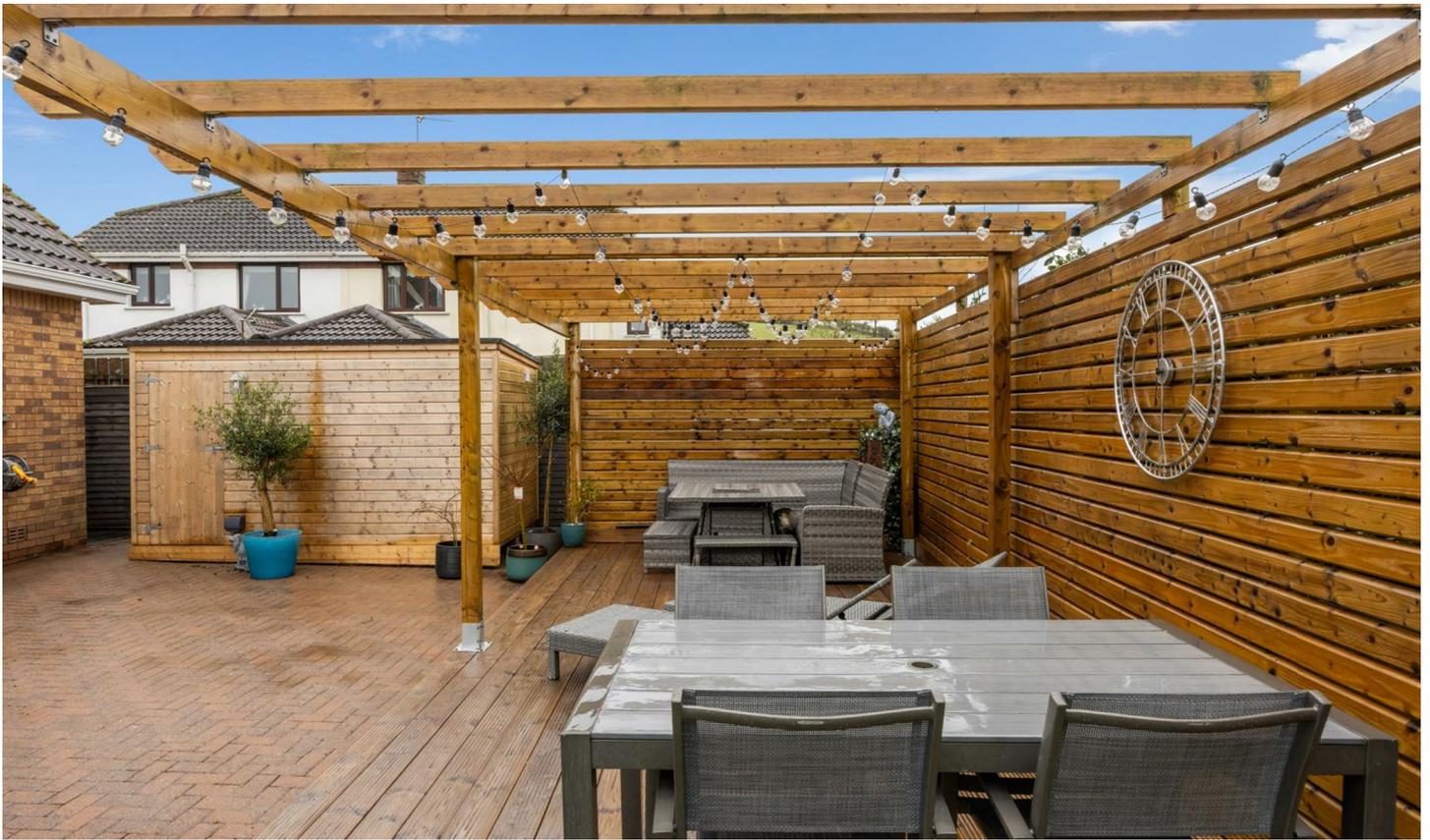






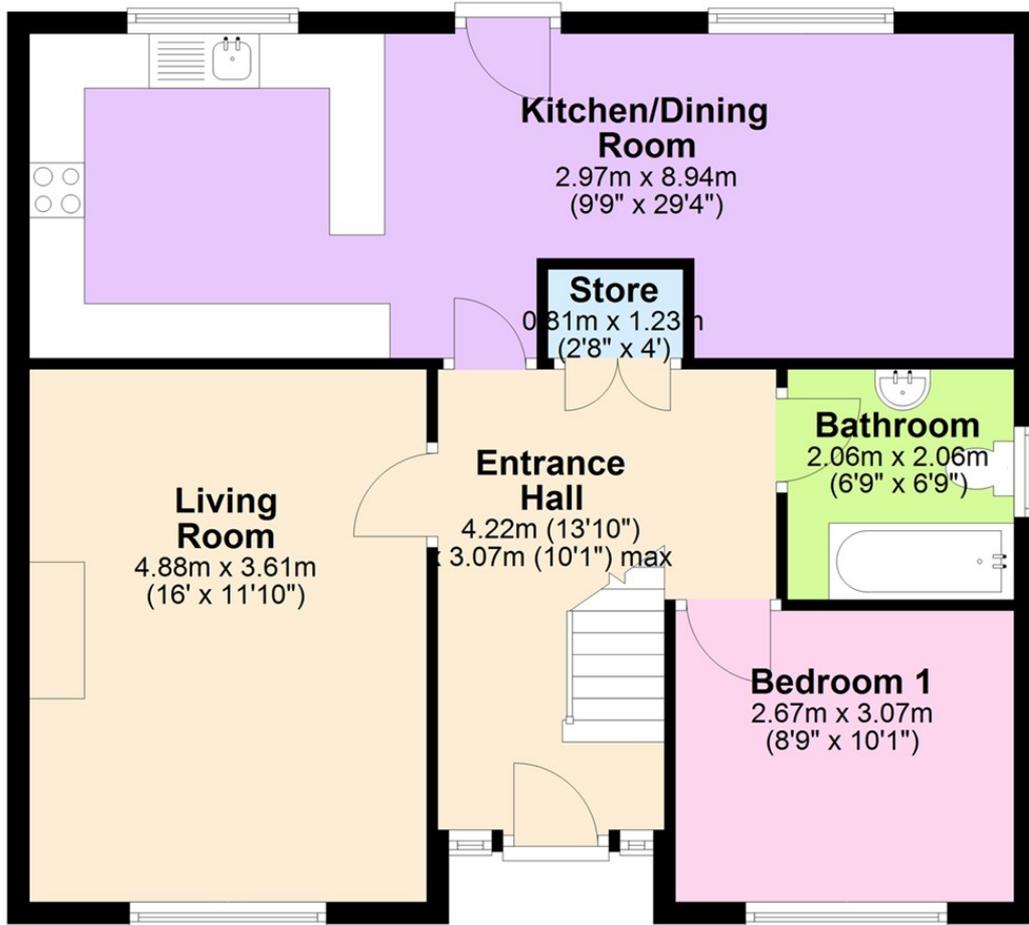






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

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

BANGOR
028 9127 1185

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

BALLYNAHINCH
028 9756 1155

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

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