



9 BELFAST ROAD, BALLYNAHINCH, BT24 8DZ

This handsome mid terrace property is situated on the ever popular Belfast Road in Ballynahinch. The property has been completely refurbished throughout and is ready to move into. This accommodation comprises two bedrooms, living room, kitchen and dining area and a family bathroom. Outside the property further benefits from a good sized outbuilding, boiler house and good gardens to the rear. Only on internal inspection will the prospective purchaser appreciate the size and scope of this property both inside and out. Rarely do homes come up for sale in this terrace so early viewing is recommended.

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	39	53
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £135,000

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Key Features

- Completely refurbished
- Living room
- Kitchen
- Ensuite
- Rear garden
- Two bedrooms
- Dining Area
- Bathroom
- Popular location
- Mid Terrace





Entrance porch

Pvc front door to entrance porch.

Entrance Hall

15'3" x 6'7"

Wooden door to entrance hall.

Living Room

15'5" x 6'7"

Window to front. Feature fireplace. Wooden flooring. Open to dining area.

Dining Area

5'3" x 10'0"

Wooden flooring

Kitchen

8'8" x 6'5"

High and low level units including stainless steel sink unit and drainer, recess for fridge and integrated oven and hob. Wooden flooring

First floor

Bathroom

9'2" x 7'6"

Large suite comprising low flush w.c, wash hand basin and paneled bath with overhead shower. Heated towel rack. Laminate flooring and Pvs splash back.

Bedroom 1

11'6" x 12'9"

Spacious, Front facing bedroom. Wooden flooring.

Second floor

Bedroom 2

14'9" x 12'9"

Large bedroom with ensuite. Wooden flooring

En-suite

Suite comprising shower unit, low flush w.c and wash hand basin. Wooden flooring

Outside

Small garden to front and rear with path lading to front door and spacious outhouse to rear.

Boiler house

7'5 x 4'5

Outhouse

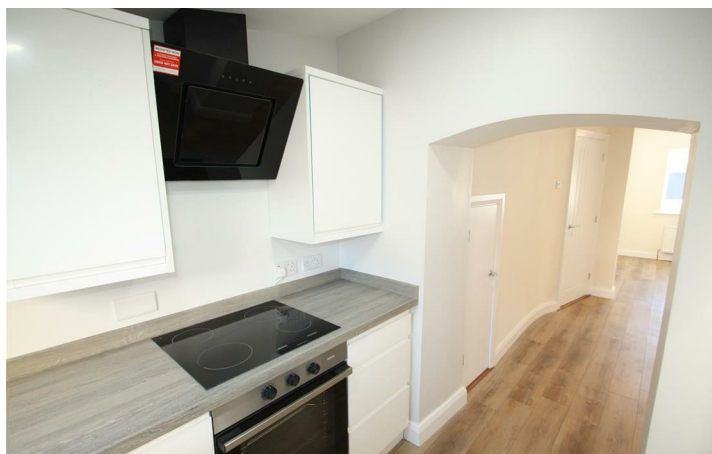
15'9 x 14'3

Large outhouse with power and light.

Gardens

To the rear is an enclosed garden laid out in lawn with patio area. To the front is a small garden laid out in lawn with flower beds.

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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 Margaret on .

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. 18217352

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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