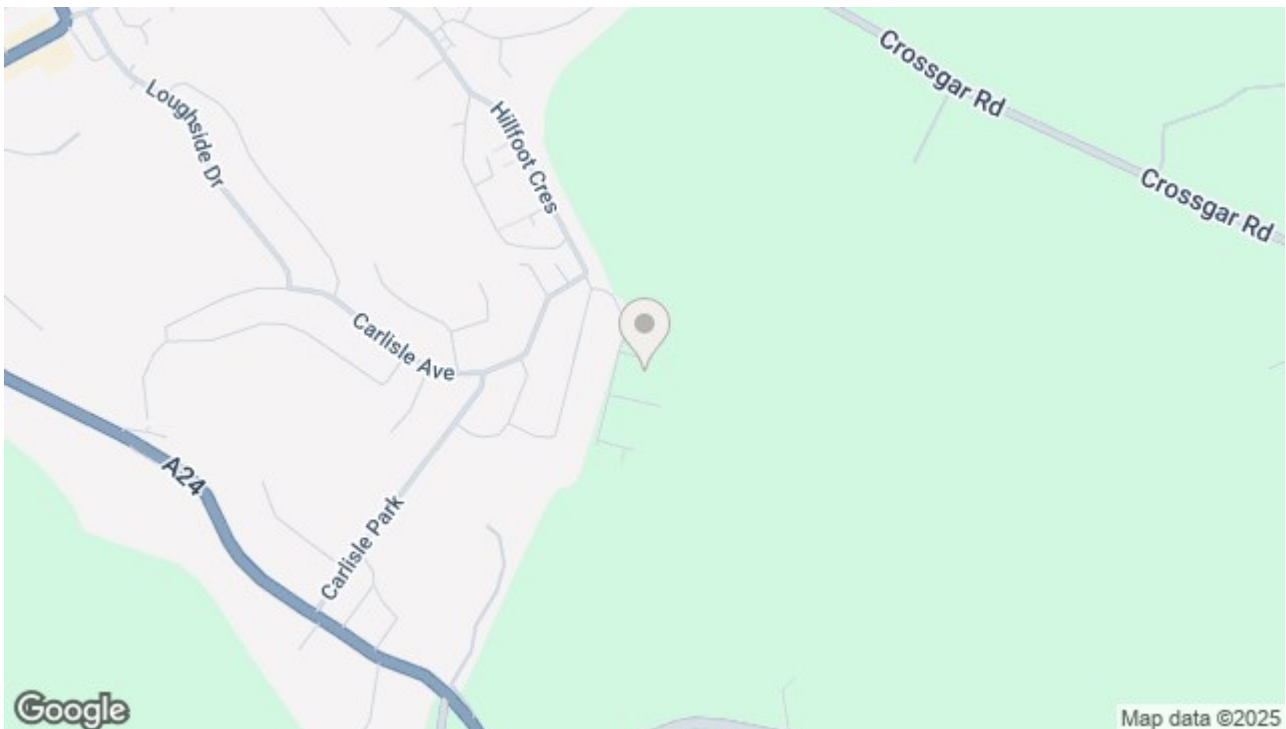


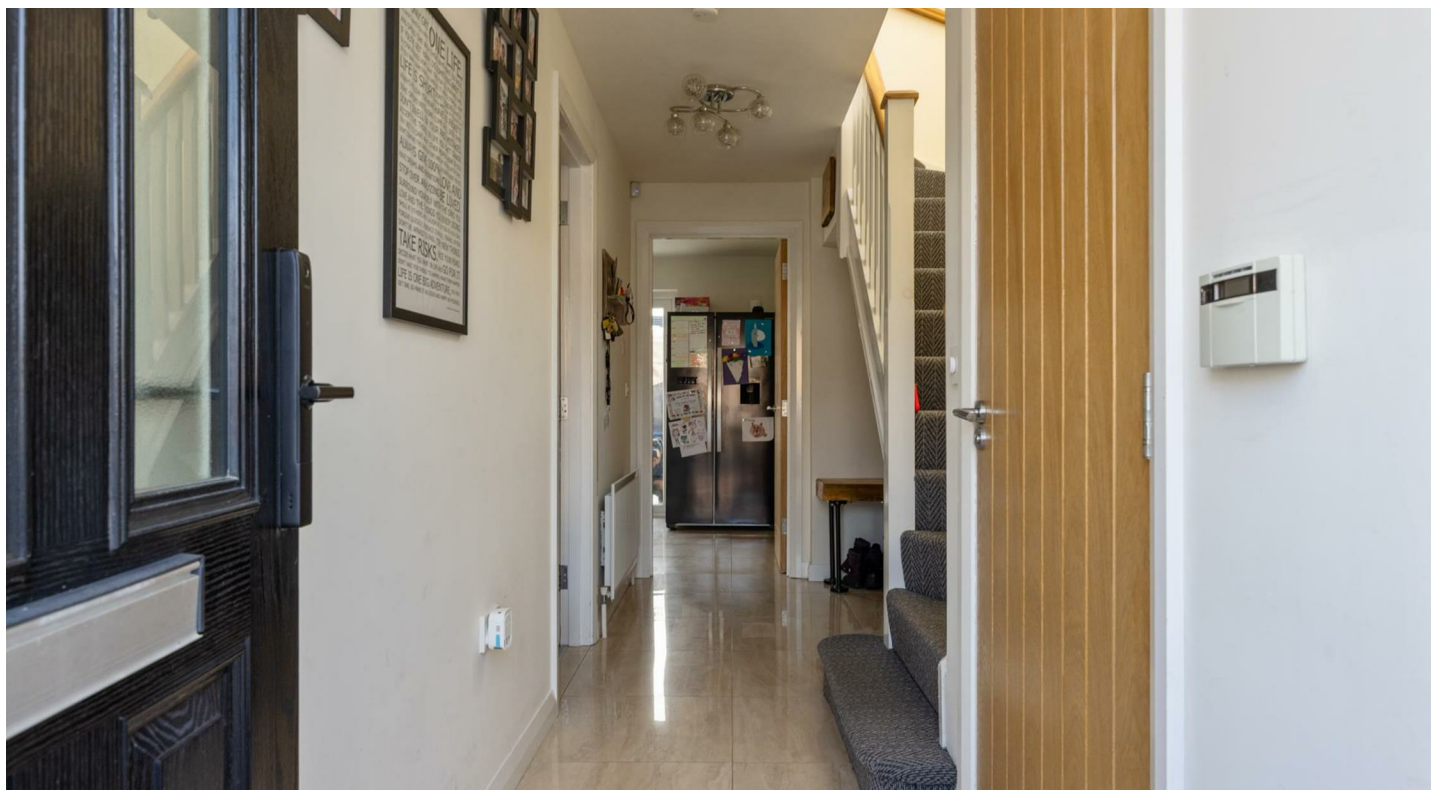


39 MILLBANK GROVE, BALLYNAHINCH, DOWN, BT24 8WQ



OFFERS AROUND £199,950

We are delighted to offer for sale this beautifully presented semi detached home in this popular residential area in Ballynahinch. The property is only a few years old and comprises living room with stove, modern fitted kitchen with dining area, downstairs w.c, three bedrooms (master ensuite) and a family bathroom. Only on internal inspection will you truly appreciate the show house style feel along with the high specification of finish used throughout the kitchen, bathroom and living room. alarm system. 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
- Paved patio area to rear
- Utility room
- Living room with stove fireplace
- Beautifully presented
- Three bedrooms
- Driveway to front
- Kitchen / dining area
- Master bedroom with ensuite
- Walking distance from town centre

Entrance Hall

6'8" x 7'1"

PVC door to entrance. Tiled flooring

WC

6'0" x 3'3"

White suite comprising low flush w.c, and wash hand basin. Tiled flooring and splash area. Window to side.

Living Room

14'10" x 11'7"

Large, bright living room. Two windows to front, stove fireplace, wooden flooring

Kitchen/Diner

10'9" x 15'5"

Spacious kitchen comprising high and low rise units with integrated fridge freezer, extractor fan, dish washer, hob and oven, stainless steel sink and drainer. Space for dining area. Tiled flooring and splash area. Window to rear, double door to rear. Door to utility room.

Utility Room

8'7" x 3'3"

Recess for washing machine and dryer

Landing

Window to side.

Bedroom 1

10'2" x 11'11"

Master bedroom with en-suite. Two windows to front. Carpeted flooring.

En-suite

4'4" x 6'8"

White suite comprising w.c, wash hand basin and shower cubicle. Tiled flooring and walls.

Bedroom 2

8'6" x 10'7"

Window to rear. Wooden flooring.

Bedroom 3

8'2" x 9'1"

Window to rear. Wooden flooring.

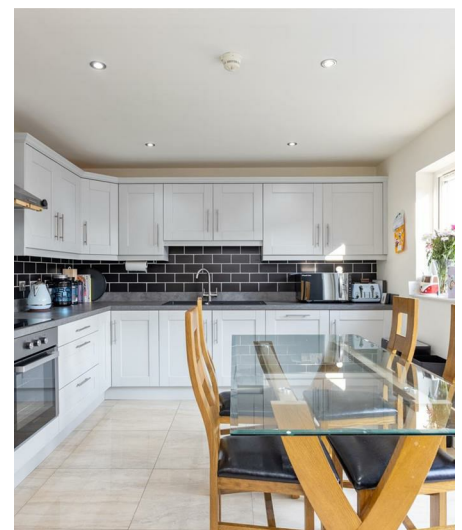
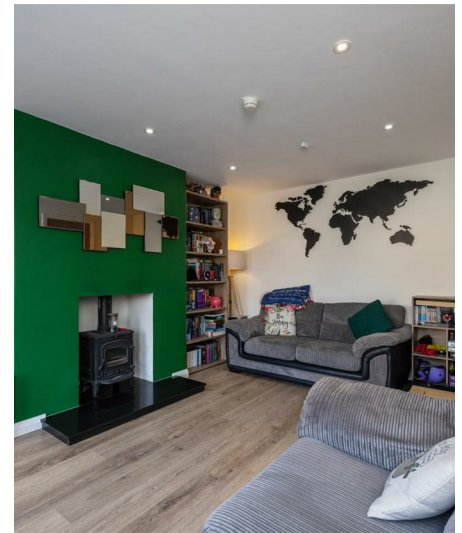
Bathroom

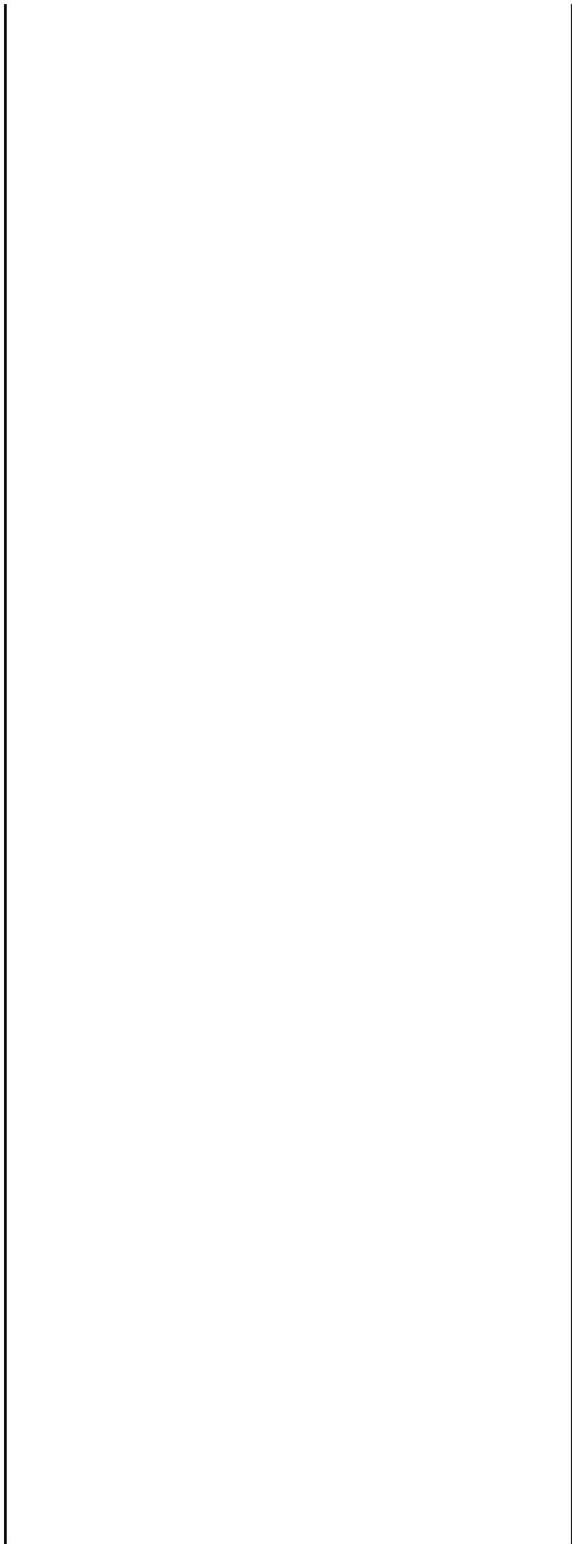
9'9" x 6'3"

White suite comprising low flush w.c, wash hand basin and Panelled bath. Window to front, Storage cupboard, two doors. Tiled flooring and walls.

Outside

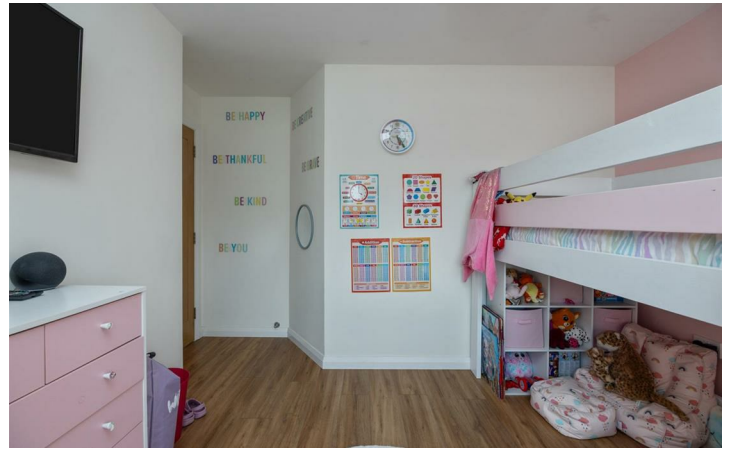
Paved patio area to rear. Driveway to front for off- street parking












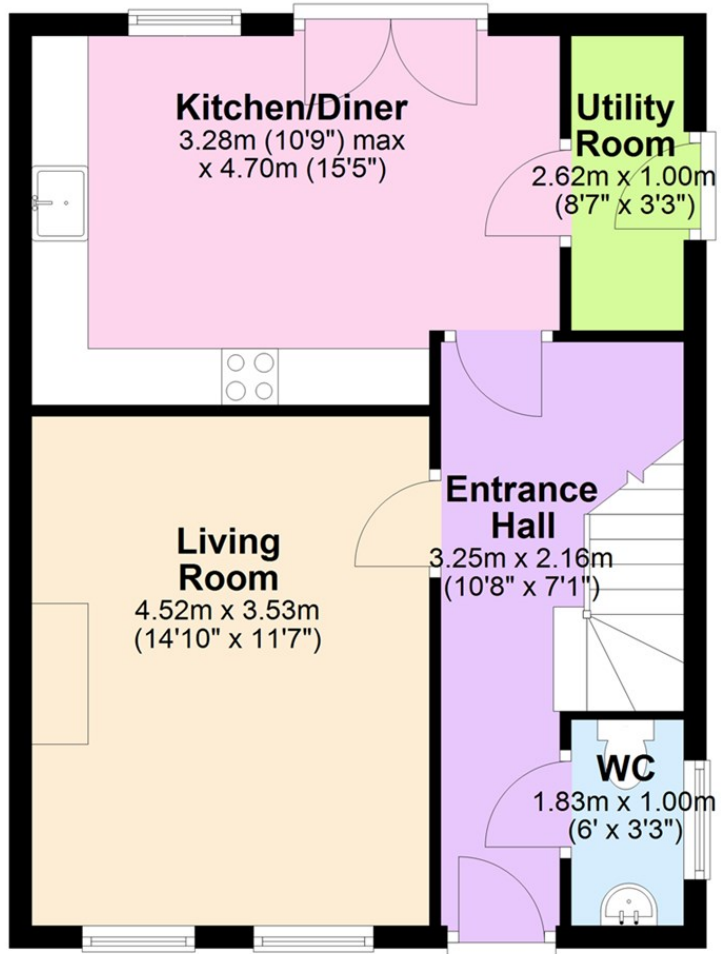






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

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.

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