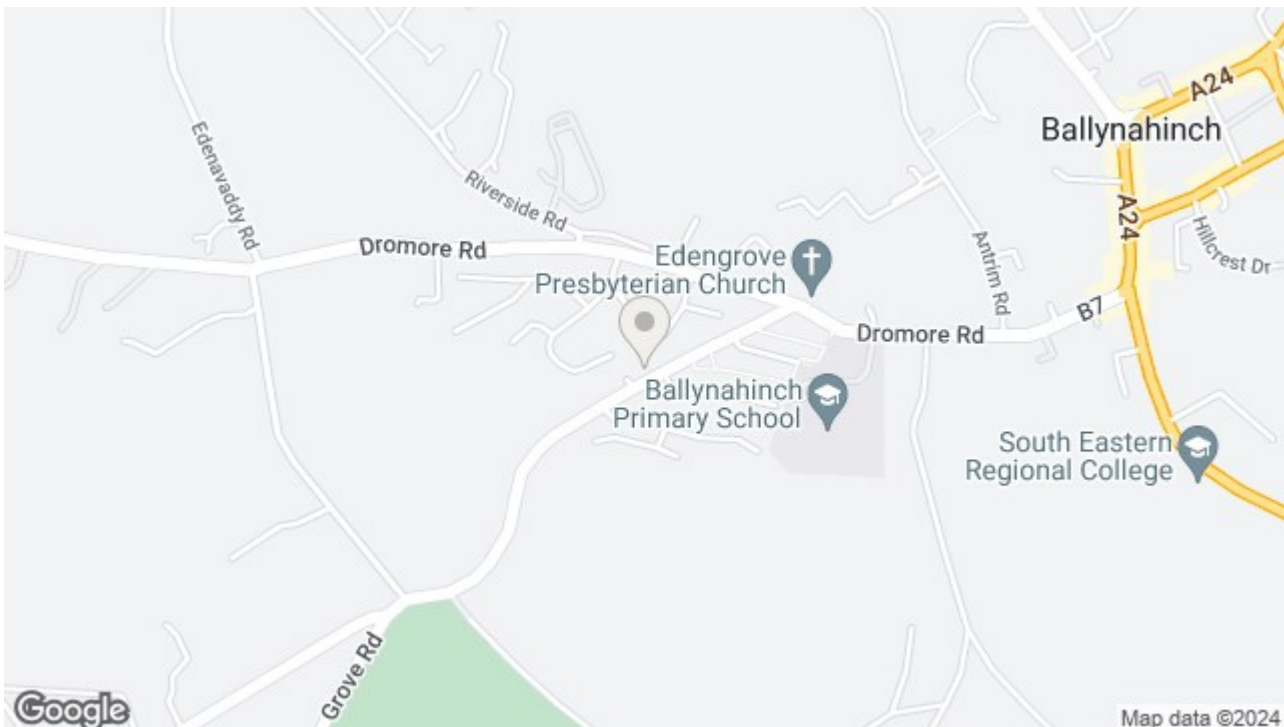




7 GROVE ROAD, BALLYNAHINCH, BT24 8PN



OFFERS OVER £219,950

We are delighted to offer for sale this spacious detached bungalow in the ever popular Spa, just outside of Ballynahinch. The flexible spacious accommodation is complimented by the well presented gardens with the added bonus of a detached garage. The accommodation comprises entrance hall, living room, kitchen with dining area and separate utility room, dining room, and three bedrooms and a family bathroom. Outside the property is approached by tarmaced driveway to garage and the gardens are laid out in lawn with various mature plantings and countryside views. With its central location it is within walking distance of the local primary school and a short commute to an excellent range of leading Grammar and Secondary schools, churches and shops. For those with sporting interests Spa Golf Club and Ballynahinch Rugby Club are minutes away. Scenic walks and outdoor pursuits of various kinds are all within easy reach. Property rarely comes for sale in this area with so much outside space and the excellent family accommodation.



At a glance:

- Detached Bungalow
- 3 Bedrooms
- Kitchen/Dining and Utility
- Family Bathroom
- Countryside Views
- Detached Garage
- Living Room with Fireplace
- Dining Room
- Beautiful Gardens
- Popular Location

Entrance Porch/ Sunroom

10'0" x 6'7"

PVC glazed front door into entrance porch with tiled floor.

Entrance Hall

3'11" x 24'10"

Glazed door into bright and spacious entrance hall with access to storage cupboards.

Living Room

12'1" x 16'7"

Fireplace with feature stone inset and tiled hearth with wooden mantle.

Dining Room

10'3" x 11'8"

Sliding doors leading onto paved patio area.

Kitchen/Dining Room

10'3" x 11'8"

Range of high and low rise units with integrated stainless steel sink and drainer with tiled splash backs. Gas hob with extractor fan. Electric oven. Recess for fridge/freezer. Seated area for dining.

Utility Room

10'3" x 5'2"

Range of low rise units. Recess for washing machine and tumble dryer. Door to rear.

Bedroom 1

11'3" x 10'5"

Front facing. Built in robes.

Bedroom 2

11'1" x 11'8"

Rear facing. Built in robes.

Bedroom 3

8'8" x 10'8"

Rear facing. Built in robes.

Bathroom

6'7" x 7'9"

Suite encompassing low flush W/C, wash hand basin, bath and corner shower. Tiled walls.

Garage

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

OUTSIDE

To the front - tarmaced driveway leading to detached garage with space for off street parking. Lawned area with mature shrubbery. To the rear - paved patio area overlooking the well presented lawned gardens with mature trees and countryside views.













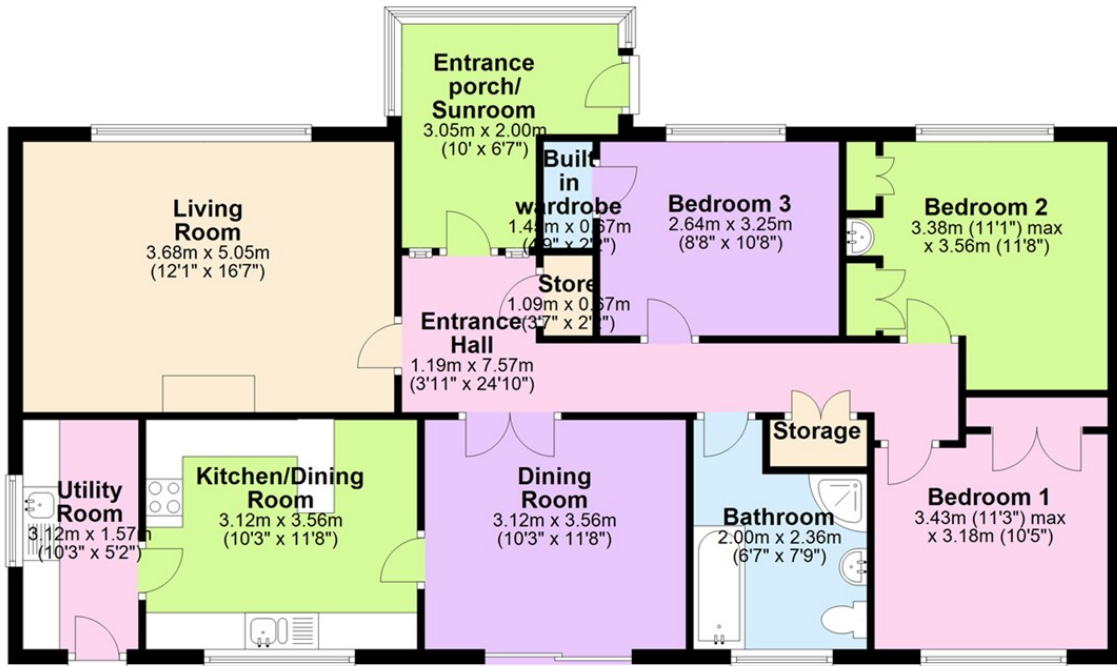






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	17	32
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

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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