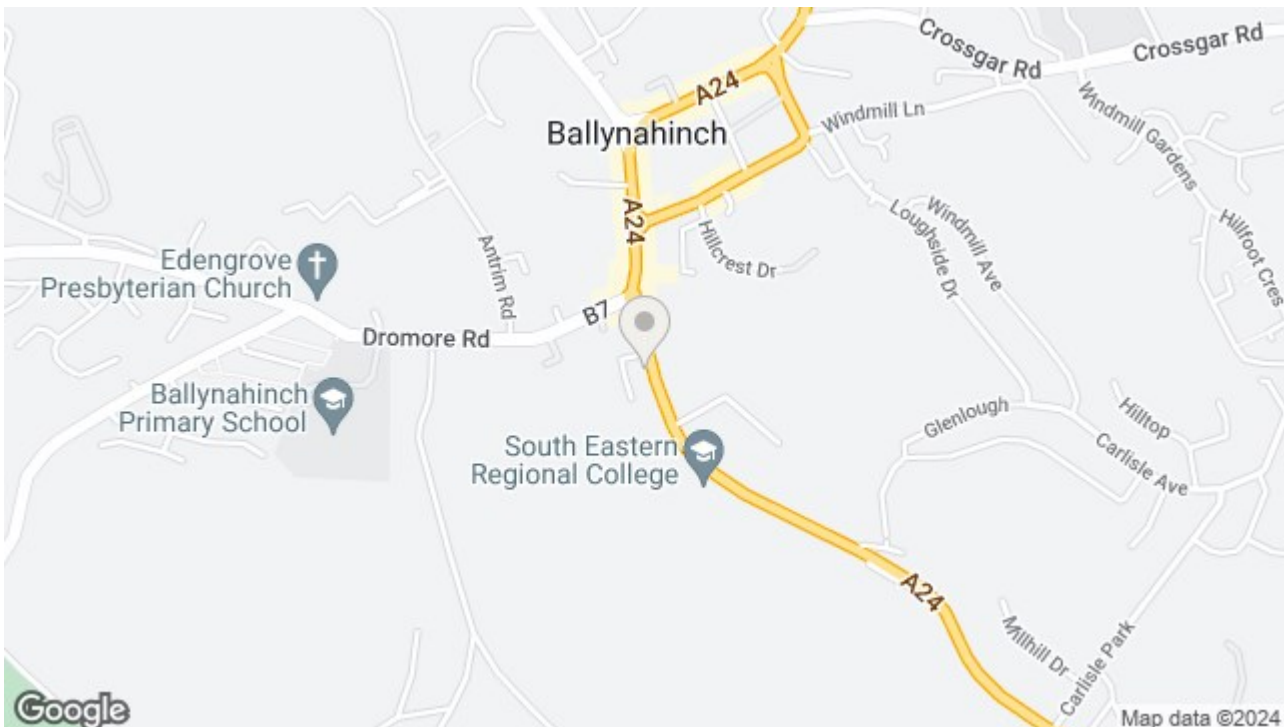




31 CHURCH STREET, BALLYNAHINCH, BT24 8AF



£199,950



We are delighted to offer for sale this impressive town house built in the early 1900s , conveniently located on Church Street in Ballynahinch. The extensive and flexible accommodation is set over three floors with a variety of bedrooms and reception rooms, currently two kitchens and utility room, two bathrooms and sunroom. Outside the property further benefits from a detached garage and off street parking. Although this property would require some modernisation and refurbishment throughout, the potential is easy to see, whether it be for an impressive residential home or a fantastic office/ work place. We expect a high level of interest in this property so recommend early viewing.



## At a glance:

- Period Town House
- Off Street Parking to Rear
- 2 Receptions & Sunroom
- Utility Room
- Great Location
- Detached Garage
- 4 Bedrooms
- Two Kitchens
- Office & Store Room
- Stunning Features

### Entrance Porch

3'6" x 4'5"

Solid wooden front door into entrance porch.

### Entrance Hall

20'0" x 4'5"

Glazed door into spacious entrance hall.

### Living Room

11'10" x 13'1"

Bay window to front. Feature cornicing and ceiling rose. (Currently used as bedroom.)

### Dining Room / Reception Room

11'8" x 14'11"

Window to rear. Door into kitchen.

### Kitchen

12'6" x 9'4"

Range of high and low rise units with stainless steel sink and drainer and tiled splash backs. Electric oven and hob with stainless steel extractor fan. Recess for fridge/freezer. Archway through to utility room. Door to rear.

### Utility Room

9'3" x 9'0"

Range of low rise units with stainless steel sink and drainer. Recess for washing machine.

### Shower Room

8'2" x 8'0"

White suite comprising low flush w.c, wash hand basin and shower cubicle. Tiled floor.

### First Floor

#### Bedroom 2

12'2" x 13'0"

Bay window to front. Feature fireplace with tiled inset and hearth.

#### Bedroom 1

11'4" x 12'1"

Window to rear.

#### Office

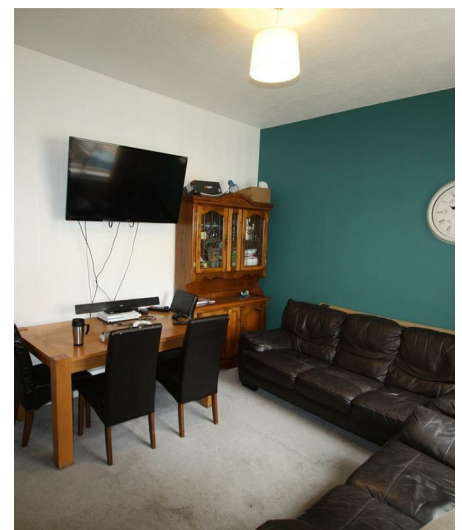
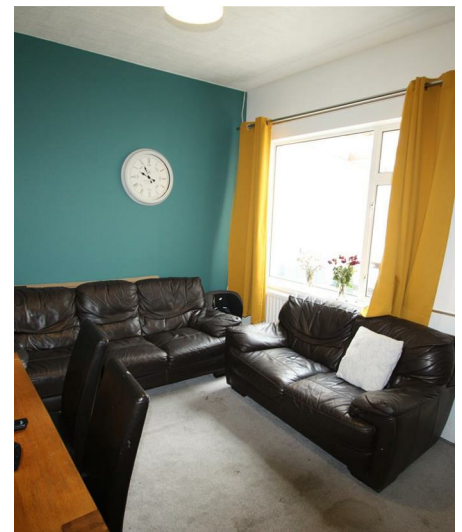
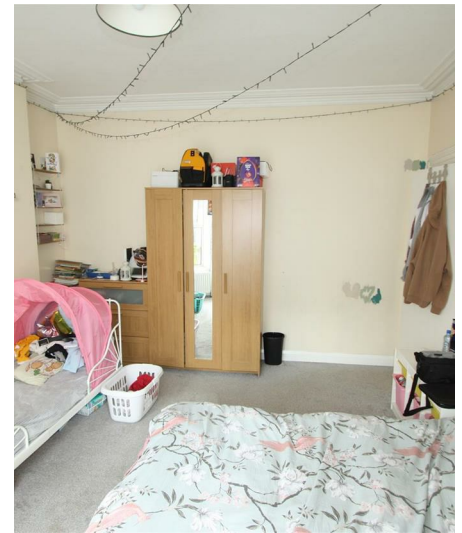
7'9" x 4'6"

Window to front.

#### Bathroom

8'9" x 5'9"

White suite comprising low flush w.c, wash hand basin and bath.





## **Kitchen**

8'10" x 8'10"

Range of high and low rise units with integrated sink unit. Electric oven and hob. Tiled floor. Door through to sun room.

## **Sun Room**

9'4" x 9'0"

Rear facing. Tiled floor. Views to rear.

## **SECOND FLOOR**

### **Bedroom 3**

15'7" x 12'0"

Bay window to front.

### **Bedroom 4**

11'7" x 11'7"

Window to front, door to:

### **Store room**

10'6" x 5'6"

Window to front.

## **Garage**

Detached garage.

## **OUTSIDE**

To the front is a small tiled area with shrubbery and wrought iron fence and gate. To the rear - alleyway with seated area with steps down to rear garden and access to garage and off street parking.

























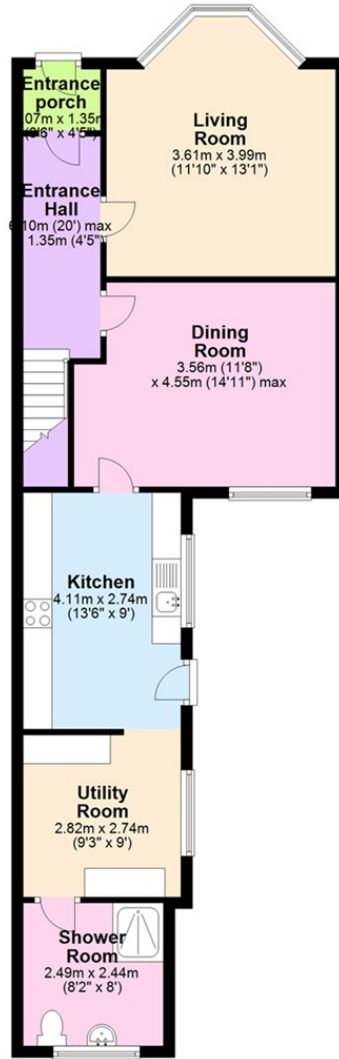






| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>        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