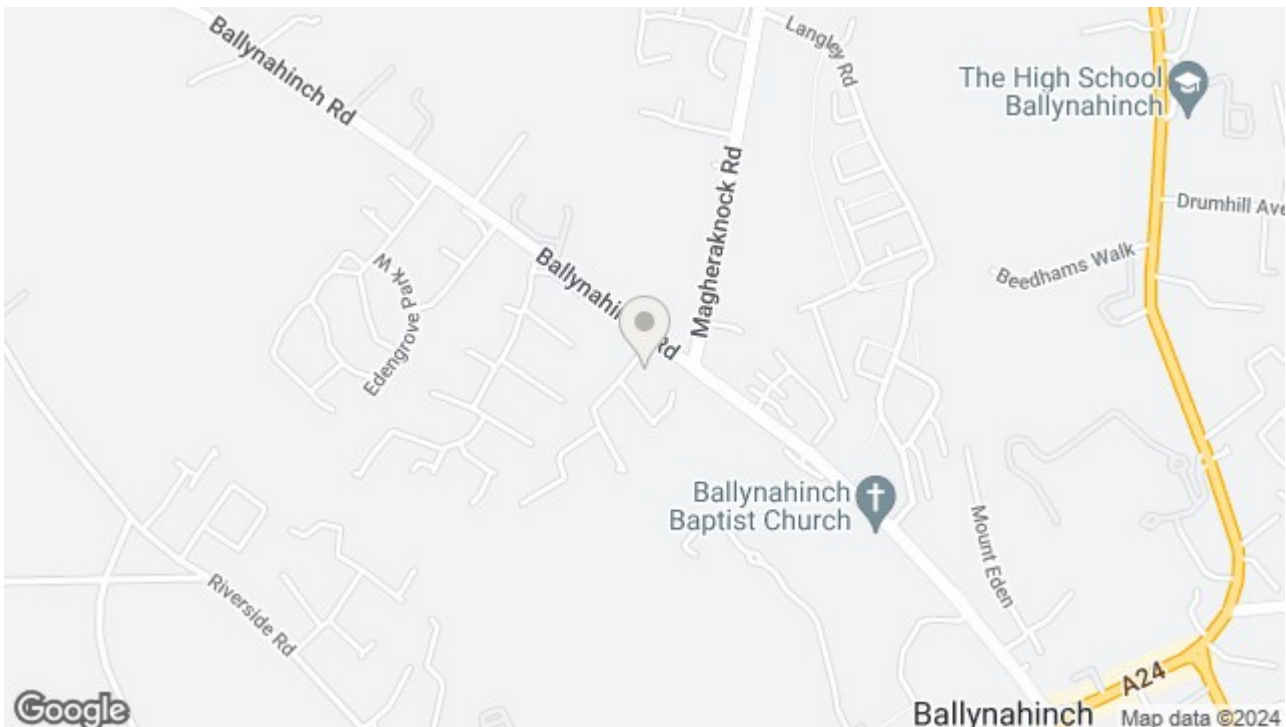




3 LORD MOIRA PARK, BALLYNAHINCH, DOWN, BT24 8TF



OFFERS AROUND £249,950

This fantastic detached home must be internally viewed to fully appreciate all this family home has to offer. The current owner has finished the property to a high standard throughout which comprises living room, kitchen, conservatory, sitting room/ bedroom four, three upstairs bedrooms, master bedroom ensuite and a family bathroom. Outside the property further benefits from a detached garage and good gardens to the front and rear. The property is located within walking distance of all the local amenities, yet within easy commuting distance of Belfast, Lisburn and beyond. With so much to offer in this great family home, viewing is a must.



At a glance:

- Three/ four bedrooms
- Kitchen
- Conservatory
- Large site
- Detached family home
- Three/ two receptions
- Master bedroom ensuite
- Detached garage
- Beautifully presented

Entrance Hall

Pvc glazed front door with glazed side panels to entrance hall with tiled flooring and storage cupboard.

Living Room

18'1" x 11'4"

Large bright living room with wood burning stove and granite hearth. Wood laminate flooring. Double doors leading to conservatory.

Conservatory

12'8" x 11'1"

Tiled flooring, ceiling fan and double doors leading to rear.

Sitting room/Bedroom four

10'5" x 9'11"

Front facing room with wooden laminate flooring.

Kitchen/Dining

14'10" x 7'9"

Range of high and low level units incorporating stainless steel sink unit and a half, integrated oven and hob, stainless steel cooker hood with extractor fan, plumbed for dishwasher and washing machine. Space for fridge/freezer. Glazed display unit, wall tiling and tiled floor. Pvc glazed door to rear. Large store cupboard plumbed for washing machine.

First floor

Landing area with access to roofspace.

Master Bedroom

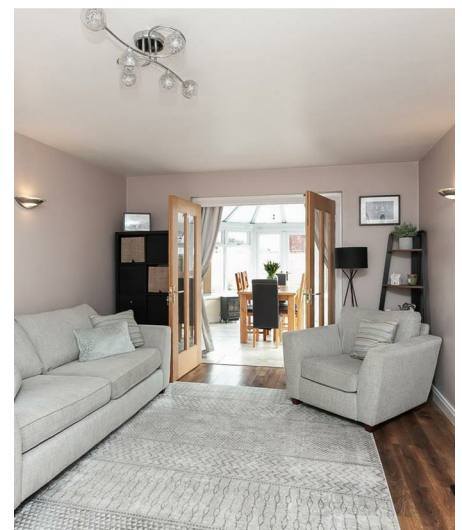
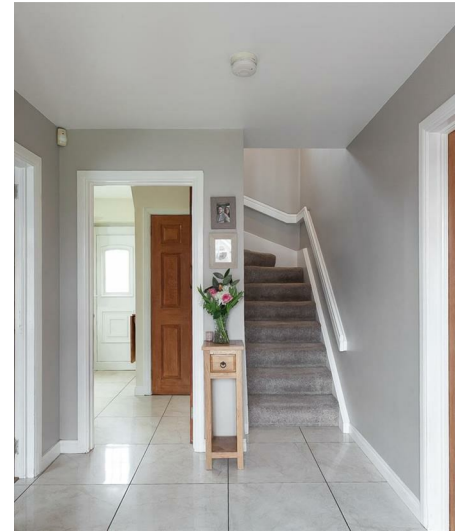
12'9" x 11'9"

Front facing room with a range of built in wardrobes and storage cupboards.

Ensuite

11'9" x 5'1"

White suite comprising low flush wc, pedestal wash hand basin and shower unit. Wall and floor tiling. Heated towel rail.



Bathroom

9'5" x 9'11"

White suite comprising corner bath with telephone shower attachment, shower unit with electric shower, low flush wc and wash hand basin with vanity unit. Wall and floor tiling. Hotpress.

Bedroom Two

11'8" x 10'0"

Front facing room with wood laminate flooring.

Bedroom Three

11'9" x 7'9"

Rear facing room.

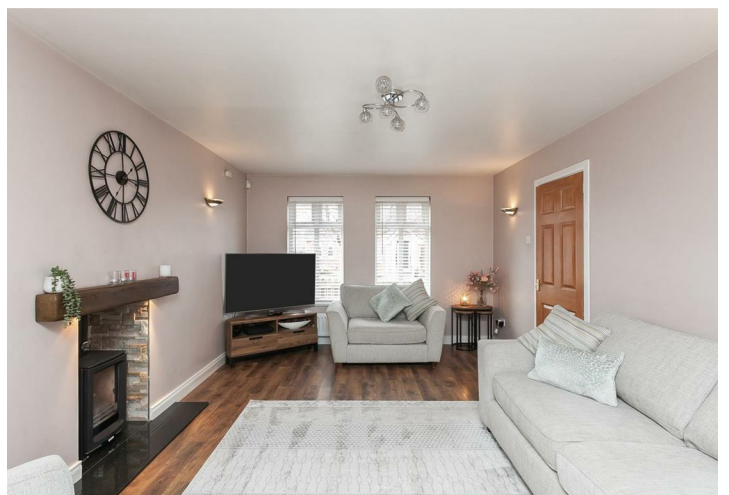
Outside

Tarmac parking area to front with ample parking. Double gates leading to rear. Back garden laid to lawn with large paved patio area.

Garage

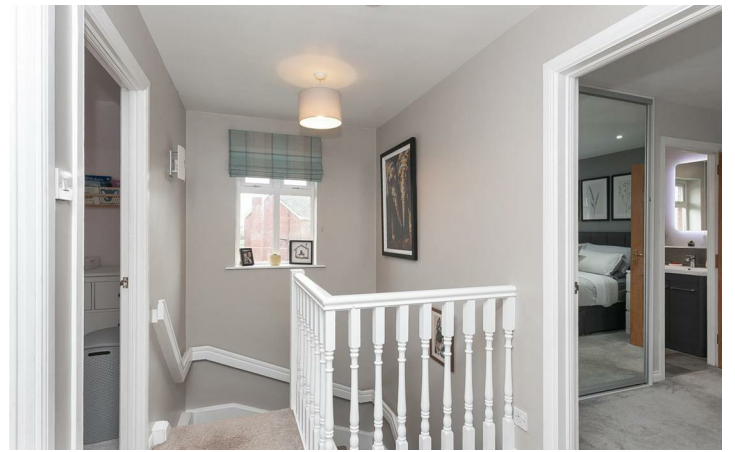
18'3" x 9'4"

Utility area with range of high and low level units, space for tumble dryer and fridge/freezer. Power and light. Roller shutter door.











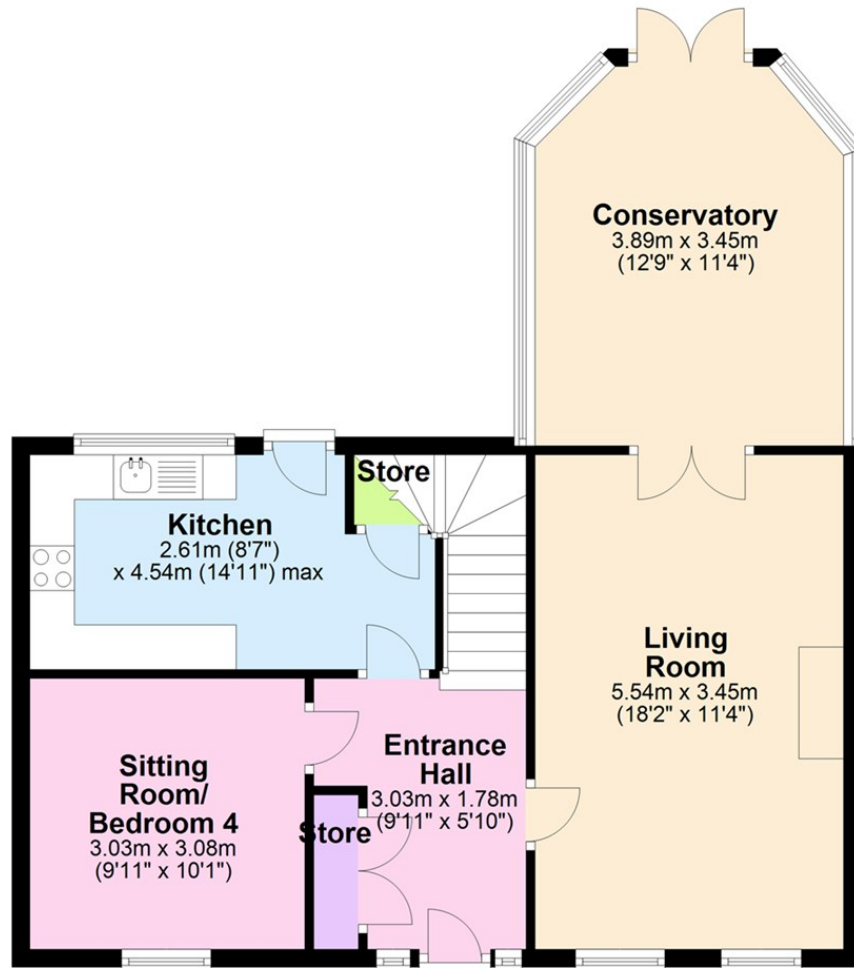






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	64
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

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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