



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



OFFERS IN THE REGION OF

This fantastic detached home must be 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 with formal dining area, kitchen and separate utility room, sitting room, four bedrooms, master bedroom with ensuite and a family bathroom. Outside the property further benefits from a detached garage and well presented gardens to the front and rear. There is also the added benefit of a garden room and seated area perfect for outside entertaining in the mature rear garden. 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:

- Detached Home
- Two Reception Rooms
- Four Bedrooms
- Family Bathroom
- Large Well Maintained Rear Garden with Garden Room and Outside Dining Area
- Detached Garage
- Kitchen with separate utility
- Master Bedroom with ensuite
- Beautifully Presented Throughout
- Popular & Convenient Location

### Entrance Hall

Wooden glazed front door and side panel windows into entrance hall.

### Living Room/ Dining Room

23'0" x 11'9"

Bright and spacious living room with feature fireplace with decorative inset; wooden surround and tiled hearth. Space for dining with sliding doors leading to garden room and rear garden.

### Kitchen/Dining

9'11" x 13'0"

Range of high and low rise units with feature Belfast sink and tiled splash backs. Recess for range style cooker with overhead extractor fan. Recess for dishwasher. Breakfast bar. Tiled floor.

### Utility Room

10'6" x 4'10"

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

### Sitting Room

12'2" x 11'10"

Wood burning stove with red brick inset and wooden mantle.

### Landing

14'2" x 9'5"

Spacious gallery landing with access to storage cupboard.

### Bedroom 1

11'2" x 11'9"

Front facing with ensuite.

### En-suite

4'8" x 6'2"

White suite encompassing low flush W/C, wash hand basin and shower. Tiled floor and part tiled walls.

### Bedroom 2

9'9" x 12'0"

Rear facing.

### Bedroom 3

12'2" x 10'9"

Front facing.

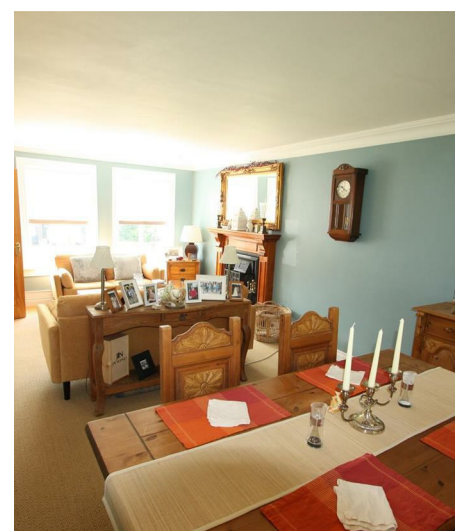
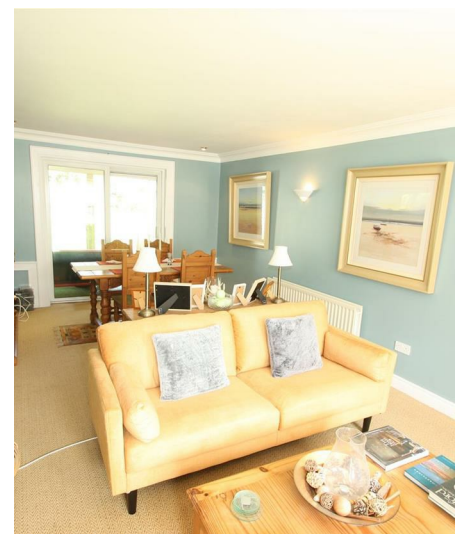
### Bathroom

White suite encompassing low flush W/C, wash hand basin and corner bath. Tiled floor and part tiled walls.

### Bedroom 4

11'1" x 7'2"

Front facing.



## Garage

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

## OUTSIDE

To the front tarmaced driveway with ample space for off street parking and garden laid in lawn.

To the rear - large enclosed rear garden laid in lawn with an array of mature shrubbery, fruit and mature trees. Feature garden room and seated area perfect for outside entertaining.



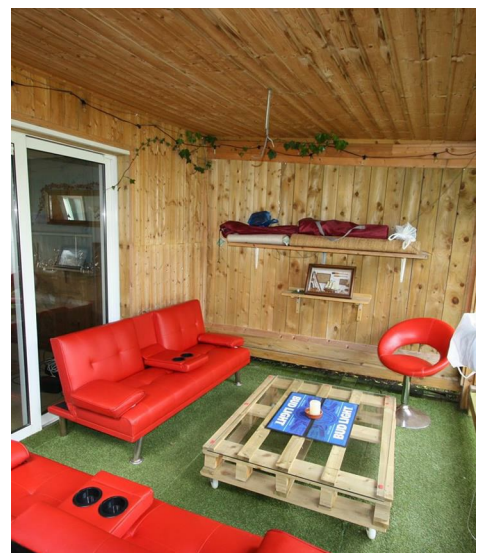











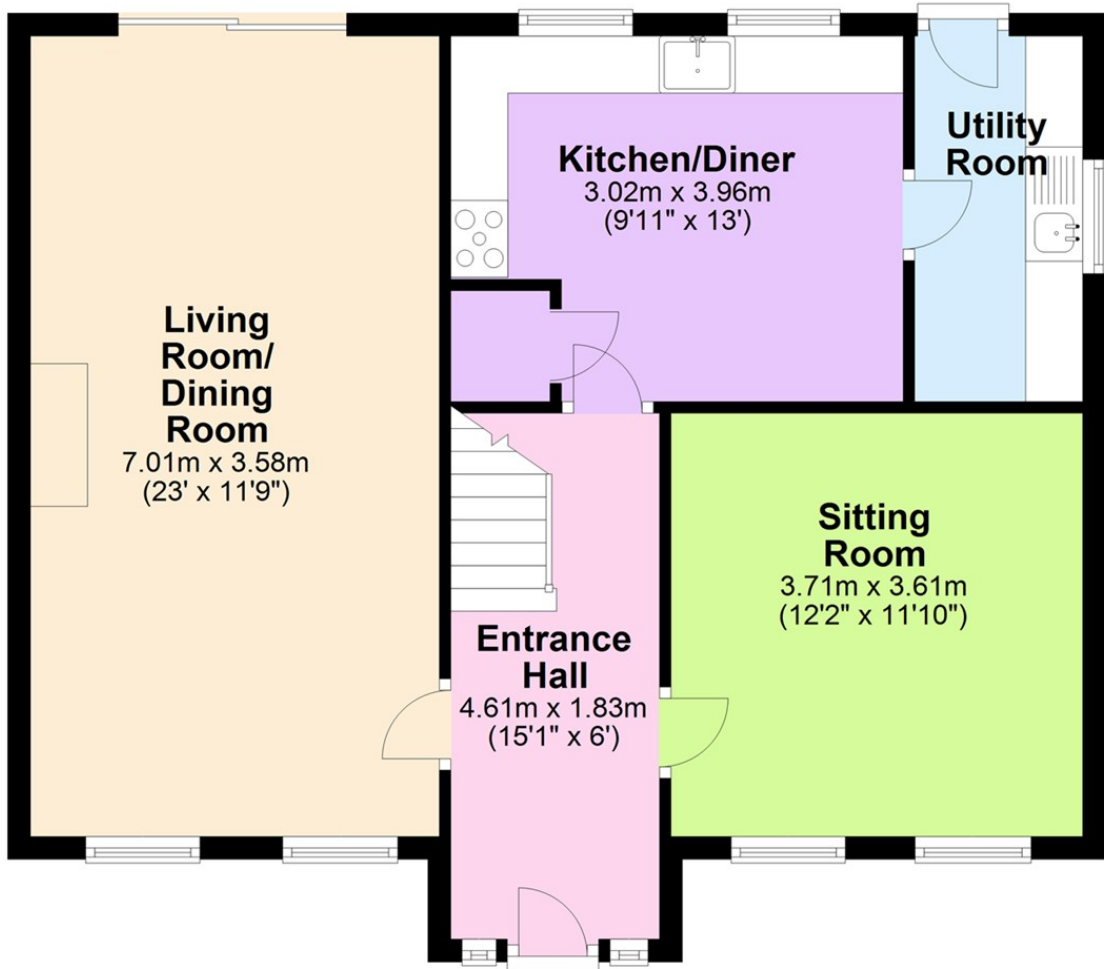






| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                  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