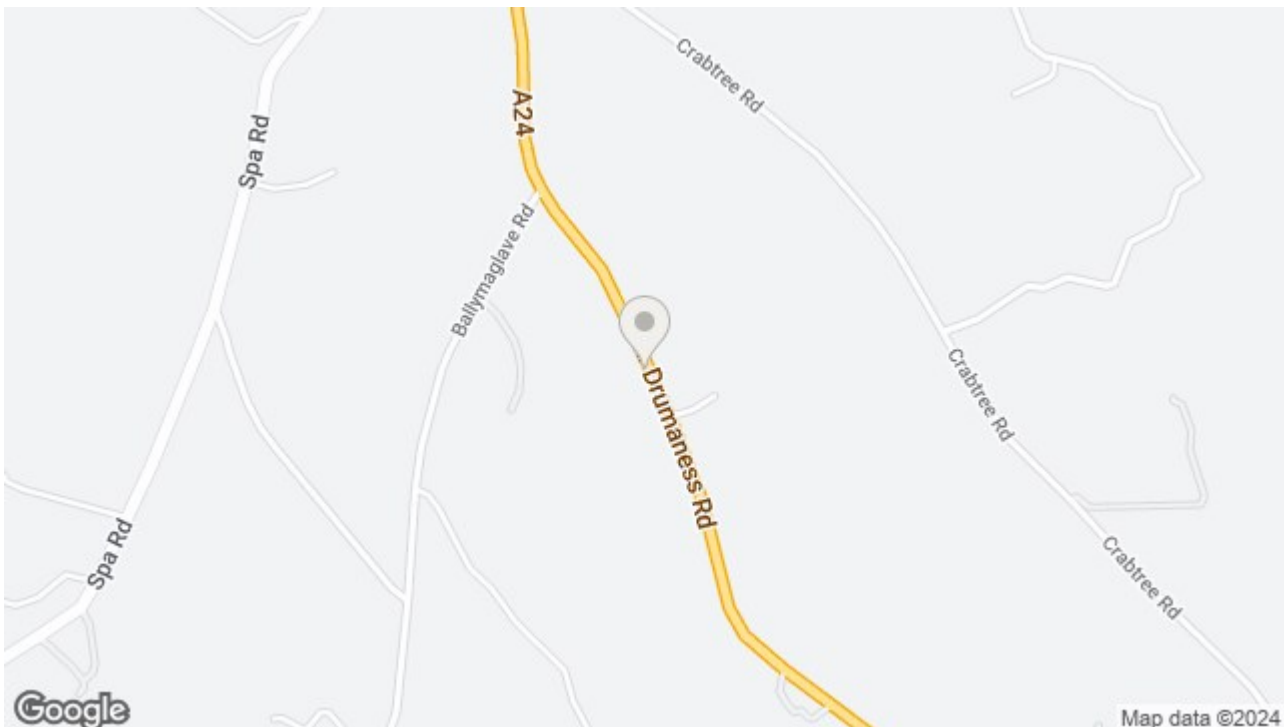




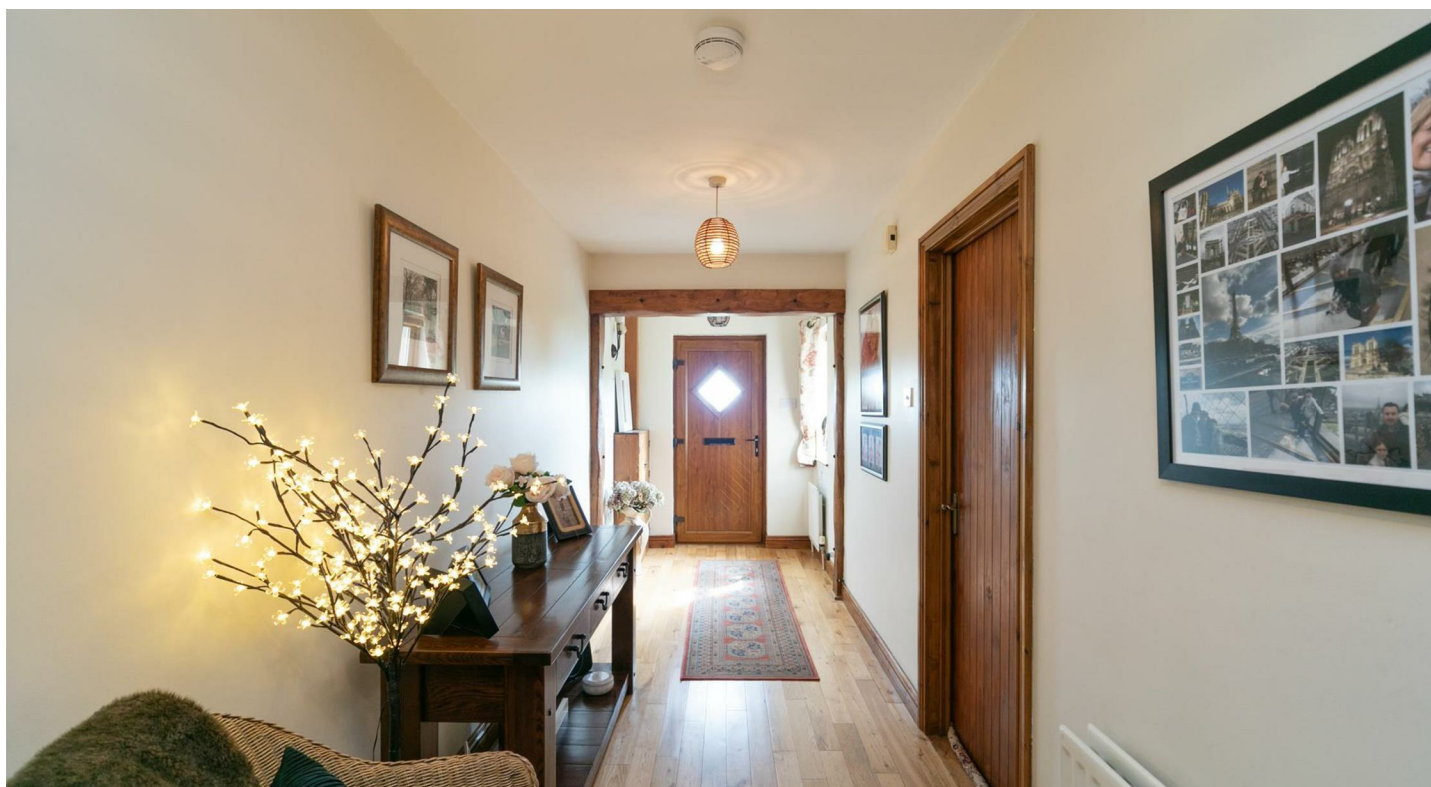
27 DRUMANESS ROAD, BALLYNAHINCH, DOWN, BT24 8LT



OFFERS AROUND £335,000



We are delighted to offer for sale this well presented extended detached three bedroom bungalow with large gardens on the outskirts of Ballynahinch. The well presented home comprises living room, newly fitted kitchen with dining area through to a living/ sun room with wood burning stove, utility room, three bedrooms, master bedroom ensuite and a family bathroom. Outside the property is approached by a gated driveway and further benefits from a large garage, sun house and fantastic gardens on approximately three quarters of an acre. The property is located on the Drumaness road within easy walking distance of the town centre with footpath all the way in and situated on main bus routes. Properties with this space outside rarely come for sale so close to the town centre and with endless possibilities for the site and gardens early viewing is a must.





## At a glance:

- Three bedrooms
- Kitchen/ dining area
- Master bedroom ensuite
- Beautifully presented large gardens
- Detached bungalow
- Living room
- Utility room
- Family bathroom
- Garage

### Entrance Hall

22'6" x 5'10"

PVC front door with glazed window leading to entrance hall with solid wooden flooring. Hotpress.

### Living Room

17'7" x 14'2"

Bright and spacious living room with solid wooden flooring; feature cornicing and ceiling rose. Fireplace with wooden surround and open fire.

### Kitchen / Dining

17'7" x 12'5"

A newly fitted kitchen with a range of high and low units including granite worktops, island unit, integrated double oven, hob, dishwasher, wine fridge and fridge freezer. Tiled flooring.

### Open plan to living room/ Sunroom

18'1 x 14'10

Bright living with tiled flooring and double doors to side. Feature wood burning stove with wooden mantle.

### Utility Room

10'1" x 9'3"

Range of high and low level units with tiled splash back. Stainless steel sink and drainer. Recess for fridge; washing machine and tumble dryer. Back door leading to rear garden.

### Bedroom One

13'3" x 11'8"

Front facing bedroom with solid wooden flooring.

### Master bedroom

13'3" x 14'8"

Front facing with solid wooden flooring and ensuite.

### Ensuite

8'8" x 3'0"

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

### Bedroom Three

13'0" x 11'4"

Rear facing bedroom with solid wooden flooring.

### Bathroom

10'7" x 9'2"

White suite encompassing of low flush W/C, wash hand basin and bath. Fully tiled floor and walls.



## Detached Garage

24'2" x 19'6"

Large garage with up and over door, power and light.

## Sun House

10'0" x 8'0"

Wooden sunroom set on paved patio area with electric.

## Gardens

Private mature site with lawned gardens to the front. To the rear large lawned gardens; patio areas with paved patio and stoned area encompassing sun house; feature pond and flowerbeds.











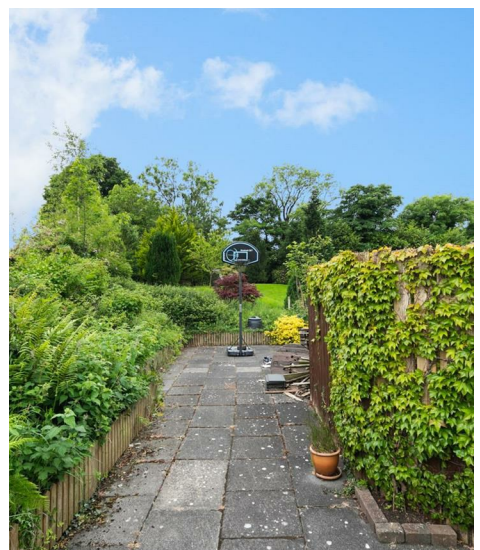




















Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>70</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 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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