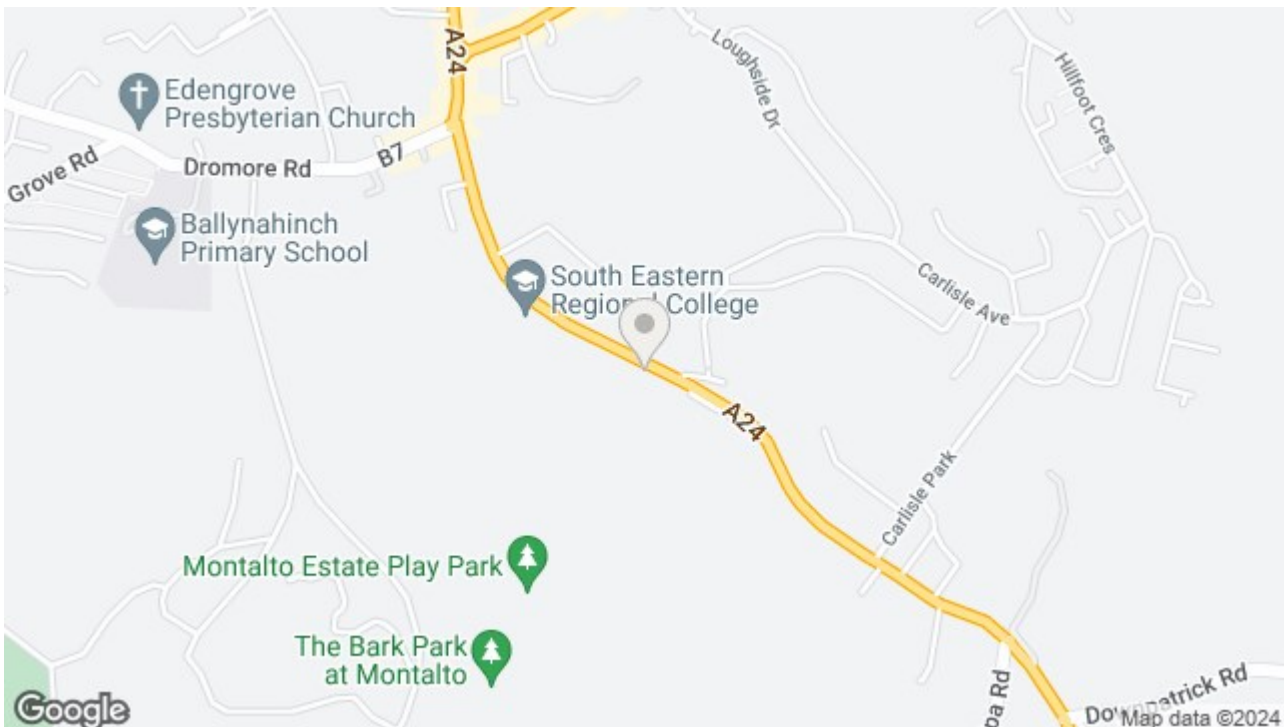




29 CHURCH ROAD, BALLYNAHINCH, DOWN, BT24 8LP



OFFERS AROUND £309,950

We are delighted to offer for sale this stunning detached family home on the popular Church Road in Ballynahinch. The well presented home has been finished to a high standard throughout by the present owner leaving little to do for the prospective purchasers, but move in their furniture.

The property comprises entrance hall, kitchen with living and dining area, sitting room, four bedrooms and a stunning family bathroom. Outside the property further benefits from a large detached garage.

The gardens are stunning and ideal for entertaining with a raised decked area, an outdoor bar and large lawned areas, complimented by the fantastic views over Montalto Estate.

This property has everything needed in a family home in a great location, walking distance to the town. With so much to offer, early viewing is advised.



## At a glance:

- Detached Family Home
- Kitchen with living and dining area
- Family bathroom
- Raised decking area
- Fantastic View
- Four bedrooms
- Wood burning stove
- Beautifully presented
- Outside Bar Area

### Entrance Porch

Composite front door with glazed side panels.

### Entrance Hall

12'4" x 5'10"

Entrance hall with large store cupboard, wooden laminate flooring and cornicing.

### Kitchen/ Living/ Dining area

24'4" x 20'0"

A range of high and low level units including granite worktops, one and a half bowl stainless steel sink unit, integrated over, hob extractor fan and dish washer. Wooden laminate flooring and seating area. Living area with wooden laminate flooring and feature wood burning stove. Bay window.

### Sitting Room/ Currently Used As Bedroom

15'11" x 12'0"

Currently used as a bedroom. Space for fireplace. Cornicing and ceiling rose. Bay window.

### Landing

15'11" x 13'0"

Large landing area with window to the front. Large storage cupboard.

### Bedroom 1

12'0" x 12'2"

Large front facing bedroom.

### Bedroom 2

9'0" x 11'8"

Front facing bedroom.

### Bathroom

White suite comprising low flush w.c, shower cubicle, stand alone bath and wash hand basin. Heated towel rail. Tiled floor and walls.

### Bedroom 3

8'1" x 10'4"

Rear facing bedroom currently used as a sitting room.

### Bedroom 4

6'7" x 6'7"

Rear facing.

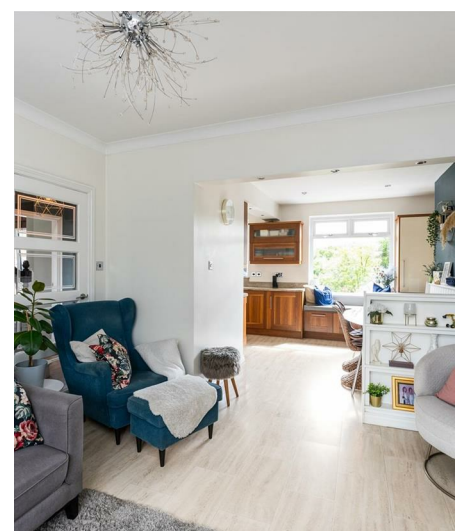
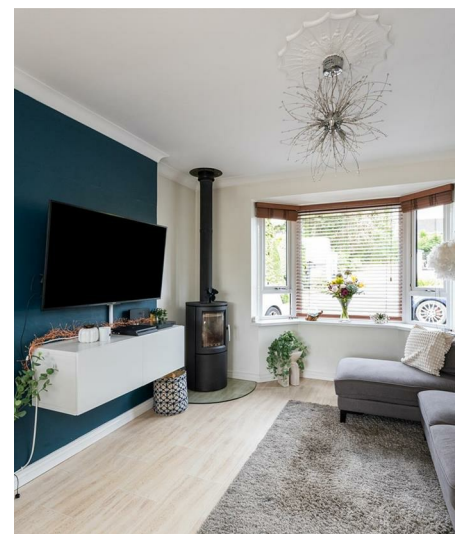
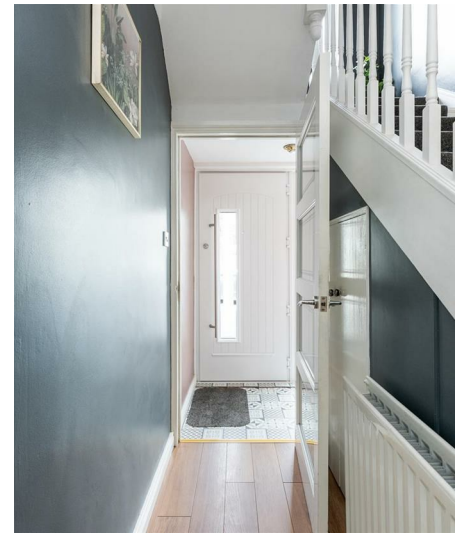
### Garage

20'0 x 10'0

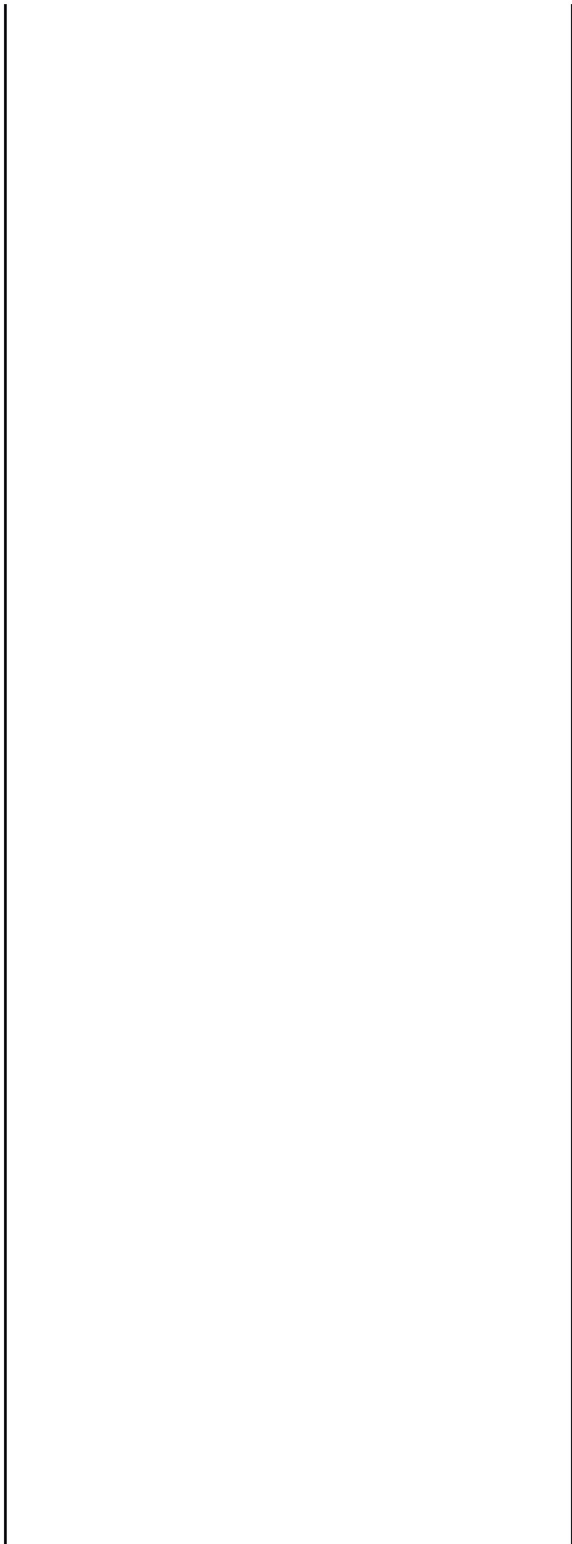
Up and over door.

### OUTSIDE

To the front the property is approached by a gated tarmac driveway with lawns and mature plantings.



To the rear are large gardens laid out in lawn with plantings. A feature raised decking area with a bar area underneath. Fantastic views over Montalto Estate.



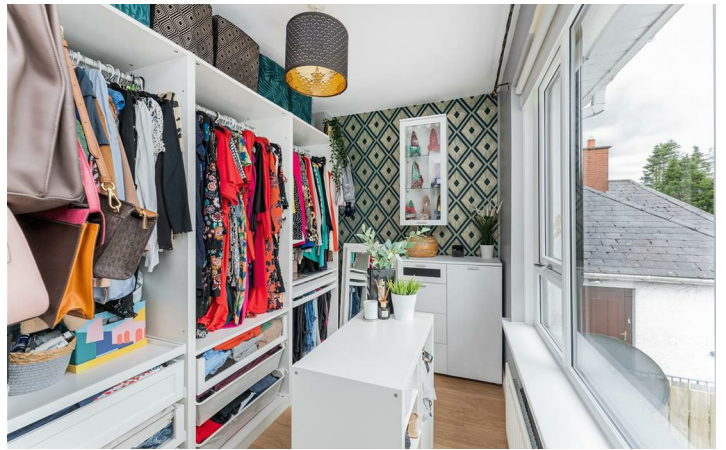










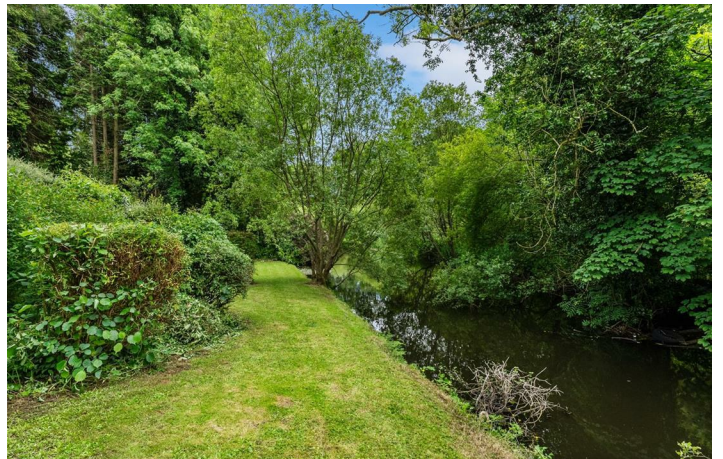
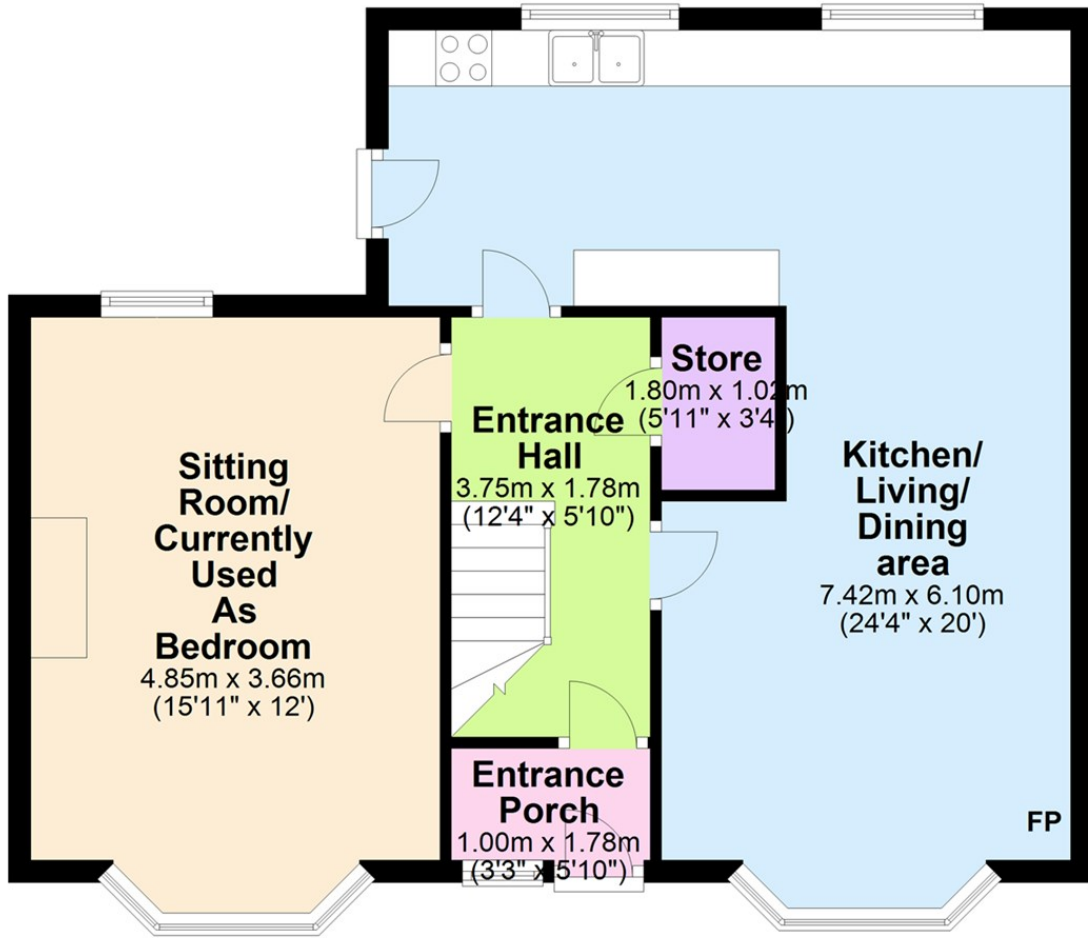






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>65</b>
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYMENA  
028 2565 7700

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
028 7772 5192

CAVEHILL  
028 9072 9270

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

RENTAL DIVISION  
028 9070 1000

**PRS** Property Redress Scheme

**OFT** Approved code

Petrie Enterprises Ltd; Trading under licence as Ulster Property Sales (Ballymena) Gareth Dallas  
©Ulster Property Sales is a Registered Trademark