



20 RIVERVIEW HEIGHTS, BALLYNAHINCH, DOWN, BT24 8US



OFFERS AROUND £179,950

We are delighted to offer for sale this fantastic semi detached family home in this popular residential area in Ballynahinch. Well maintained and presented to a high standard throughout this spacious house is an excellent opportunity to purchase a quality family home. The property comprises living room, kitchen with dining area, downstairs w.c, three bedrooms, master bedroom ensuite and a family bathroom. The property further benefits from good sized gardens and being within easy walking distance to Ballynahinch centre, and for those commuting, Lisburn, Carryduff and Belfast are all within half an hours drive. Only on internal inspection will you truly appreciate the show house style feel so early viewing is a must!.



## At a glance:

- Semi detached home
- Master bedroom ensuite
- Kitchen/ Dining area
- Family bathroom
- Popular location
- Three bedrooms
- Living room
- Downstairs w.c
- Beautifully presented
- Enclosed rear garden

### Entrance Hall

14'1" x 4'3"

Solid wood glazed front door to entrance hall with tiled flooring.

### Living Room

18'0" x 11'1"

Large bright living room with solid wood flooring. Feature open fire with wooden surround and granite hearth.

### Kitchen/Dining Room

12'0" x 15'1"

A range of high and low level units including one and a half bowl stainless steel sink unit, integrated oven, hob and extractor fan. Recess for dishwasher, washing machine and fridge freezer. Tiled floor and splash area. Door to rear.

### WC

7'4" x 3'8"

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

### Landing

13'3" x 6'10"

Access to roofspace and hotpress.

### Bedroom 1

10'11" x 11'8"

Front facing bedroom with built in wardrobe and ensuite.

### En-suite

8'0" x 3'5"

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

### Bedroom 2

11'1" x 8'3"

Rear facing bedroom.

### Bathroom

5'2" x 8'3"

White suite comprising low flush w.c, panel bath and wash hand basin. Tiled floor and walls.

### Bedroom 3

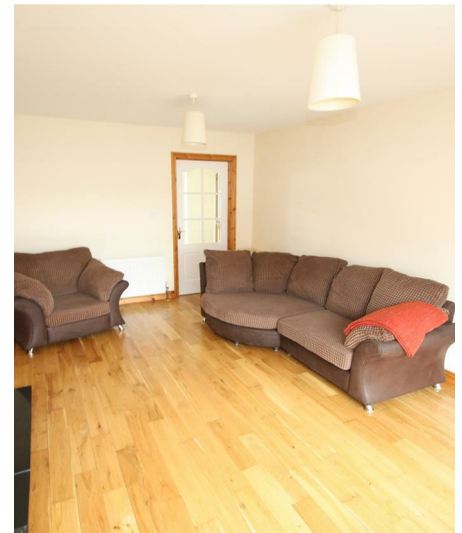
7'9" x 6'10"

Rear facing bedroom.

### Outside

To the front is a brick paved driveway with ample parking and a walkway.

To the rear is a family friendly garden laid out in lawns with a paved patio area.














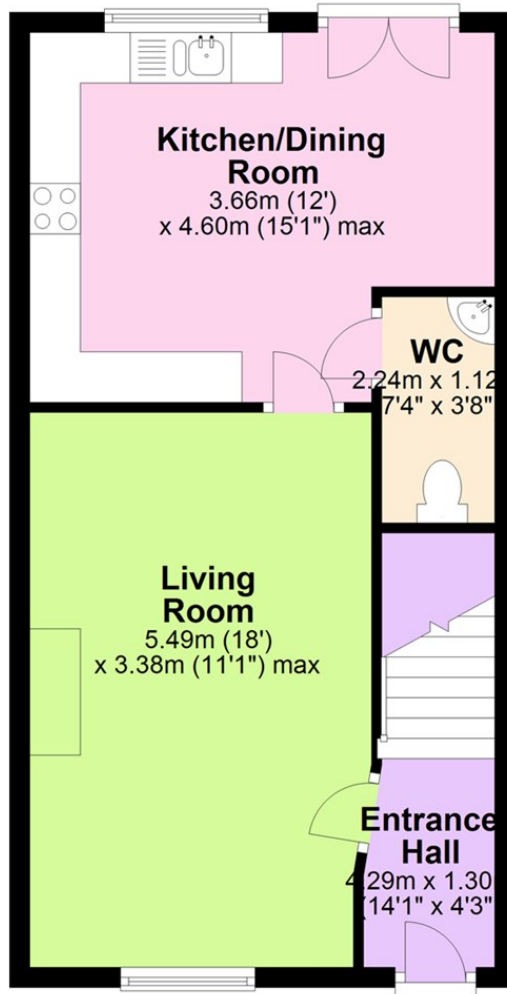






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland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