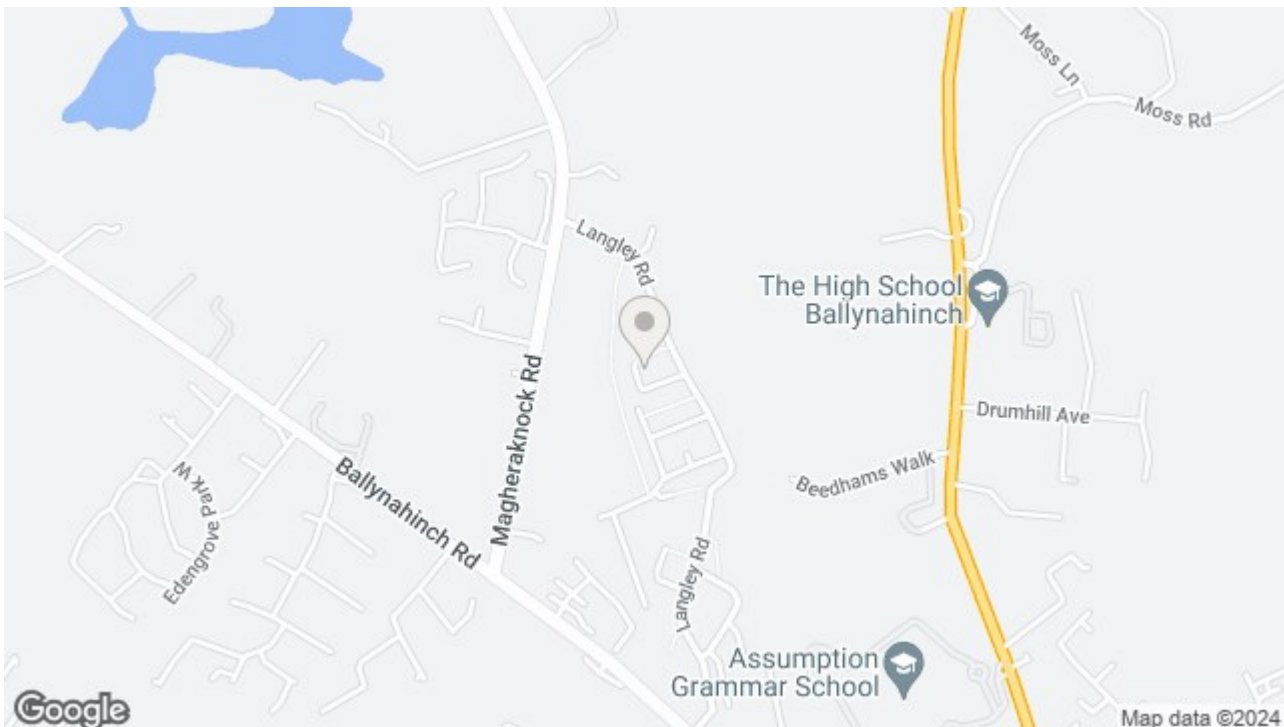


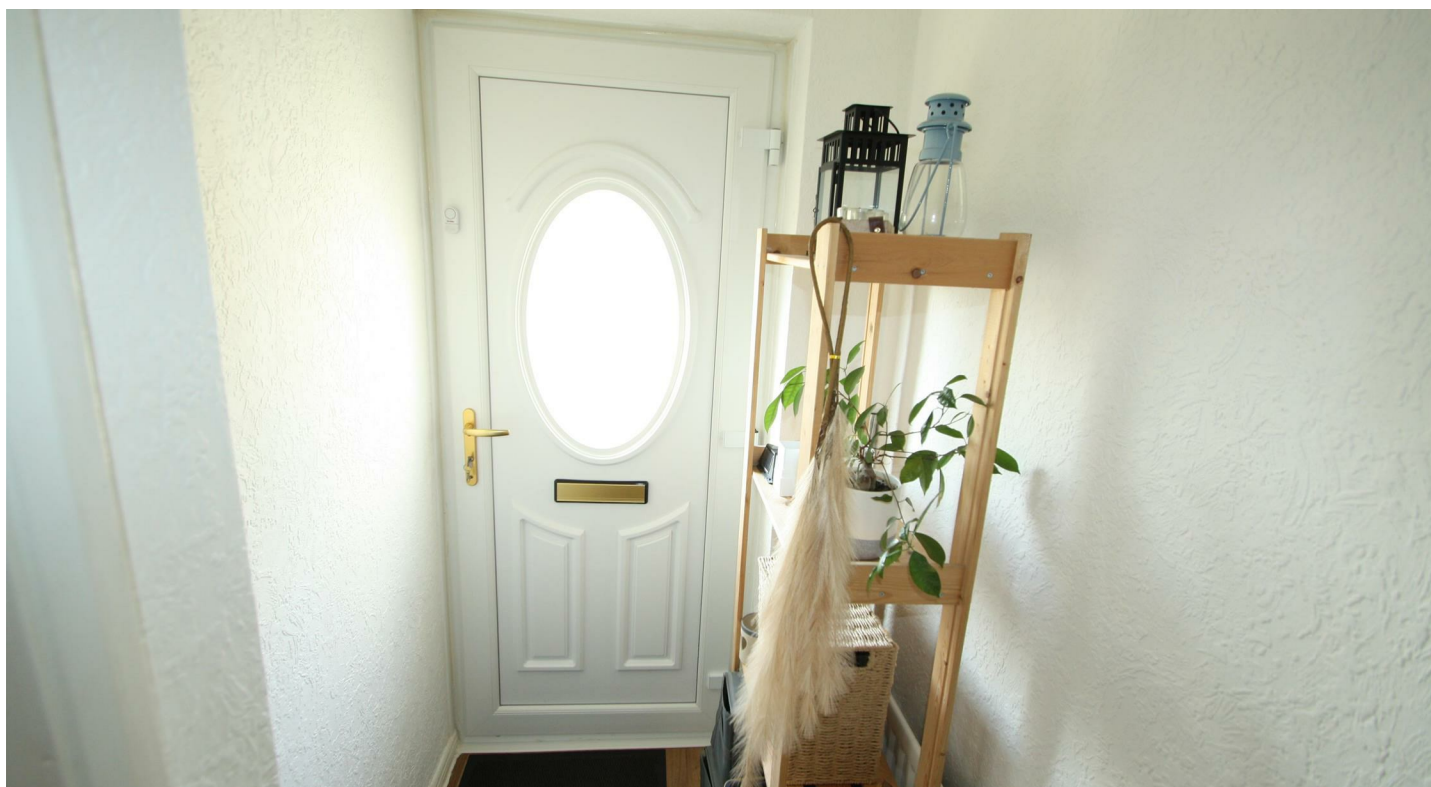


10 EDPHIL COURT, BALLYNAHINCH, DOWN, BT24 8DG



ASKING PRICE £127,500

We are delighted to offer for sale this beautifully presented family home in a popular residential area in Ballynahinch. The property comprises living room, kitchen with dining area, three bedroom and a family bathroom. Outside the property further benefits from an enclosed rear yard with a large garage and small garden to the front. This property has been well looked after by the current resident and is ready to move into, which is perfect for investors or those looking for a first time buy.



At a glance:

- Three bedrooms
- Kitchen/ dining area
- Garage
- Mid Terrace
- Living room
- Family bathroom
- Well presented

Entrance hall

Pvc glazed front door to entrance hall.

Living Room

13'7" x 12'11"

Large bright living room with Bay window and fireplace with granite hearth. Cornicing and wood laminate flooring.

Kitchen/Dining

16'11" x 12'3"

Range of high and low level units incorporating single drainer stainless steel sink, plumbed for washing machine, space for cooker and space for fridge. Tiled flooring and walls. Door to rear.

First floor

Hotpress and access to roofspace.

Bathroom

8'1" x 5'9"

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

Bedroom one

12'1" x 10'7"

Rear facing bedroom with wooden laminate flooring. Cornicing.

Bedroom two

12'5" x 10'6"

Front facing bedroom with built in wardrobes and cornicing.

Bedroom three

8'10" x 8'0"

Front facing bedroom with built in wardrobes and cornicing.

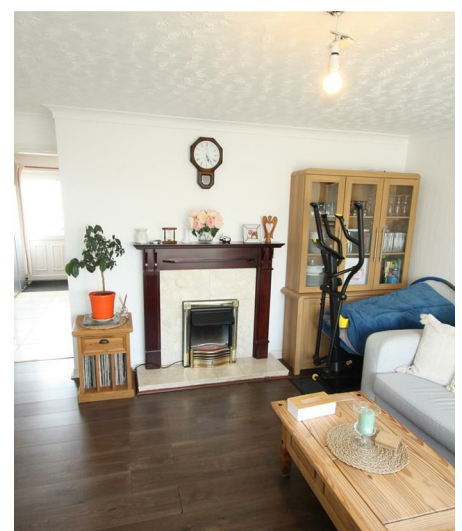
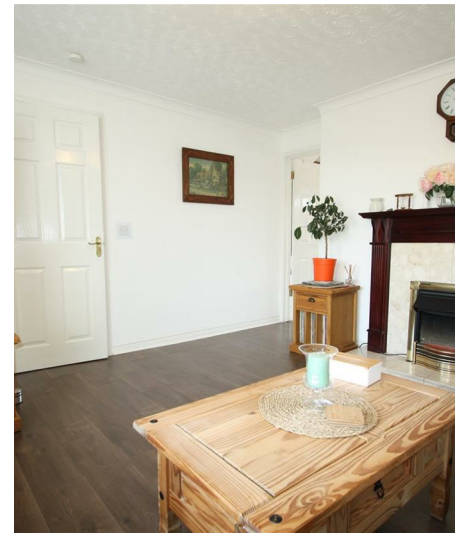
Garage

17'11" x 15'4"

Up and over door. Power and light.

Outside

To the front is a small stoned garden with various plantings. To the rear is a large enclosed rear yard.







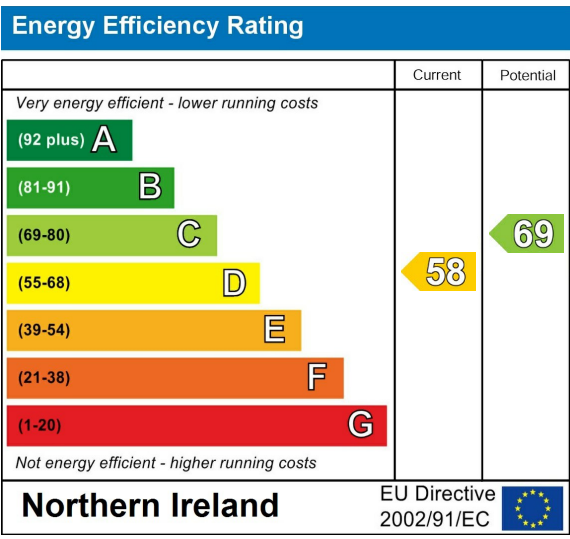




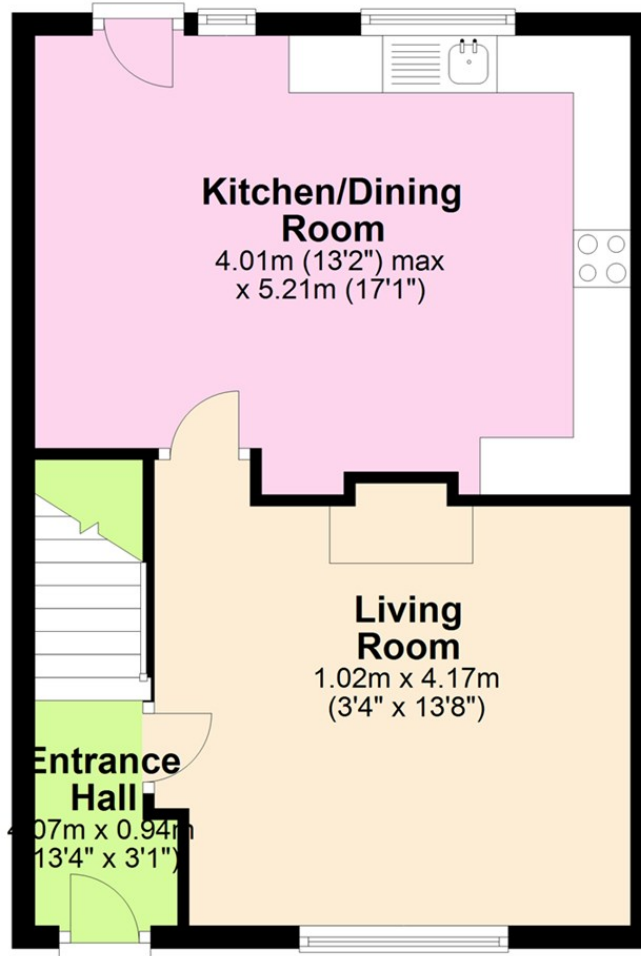








Ground Floor



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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