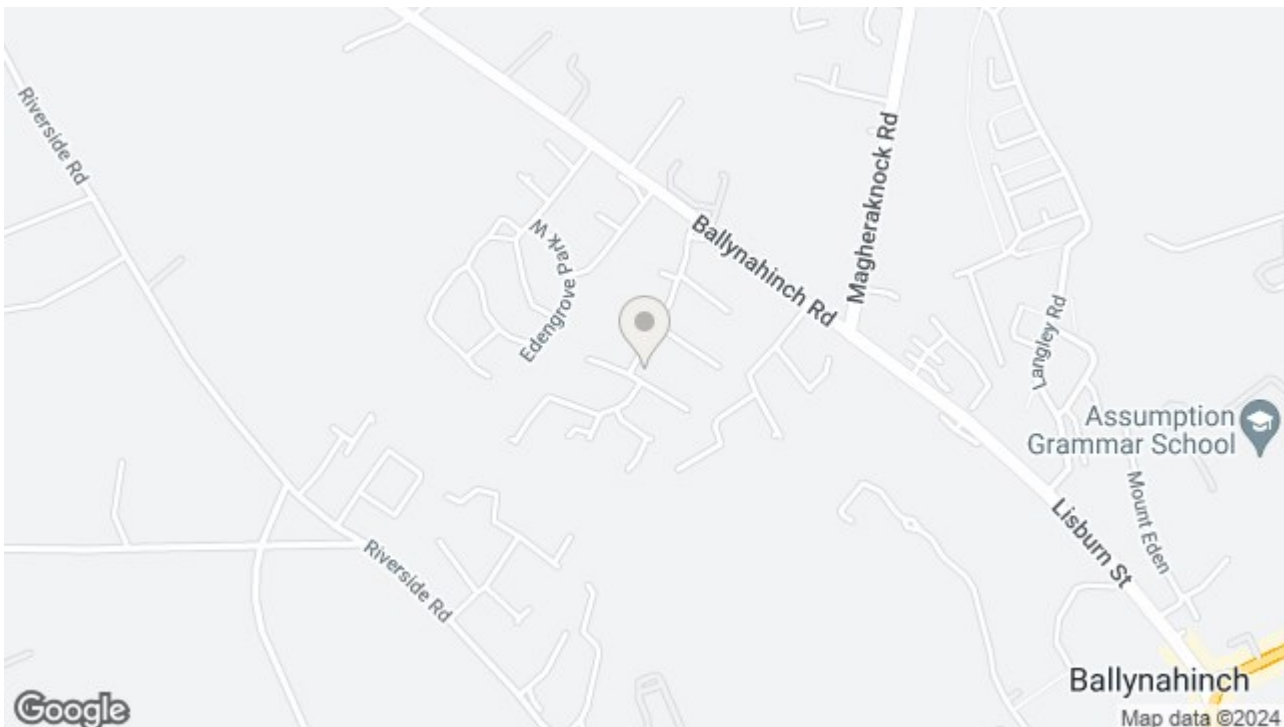




58 KINEDALE PARK, BALLYNAHINCH, DOWN, BT24 8YS



OFFERS AROUND £265,000

We are pleased to offer for sale this fantastic family home in this popular development in Ballynahinch set on a good sized site. The property is within walking distance of Ballynahinch town centre and all the local amenities, restaurants and schools. The accommodation is bright and spacious throughout and the layout could be adapted to suit the purchaser needs. The flexible accommodation comprises large reception hall, living room, kitchen with dining area, dining room, modern bathroom and four bedrooms, master with ensuite. Externally the property is set on a large site with a tarmac driveway and lawned garden to the front. To the rear there are lawns, plantings and a paved patio area. Additional benefits include a garage, oil fired central heating, double glazing, PVC fascia and soffits. Early viewing is highly recommended.



## At a glance:

- Detached bungalow
- Living room
- Kitchen/ dining area
- Family bathroom
- Well presented
- Four bedrooms
- Dining room
- Master bedroom ensuite
- Garage
- Popular location

### Reception Hall

15'11" x 6'10"

Composite glazed front door to spacious reception hall with built in storage cupboards and hotpress. Solid wooden flooring.

### Living Room

18'5" x 12'10"

Large spacious living room with bay window and cornicing. Feature fireplace with gas fire and marble surround.

### Kitchen/Dining Room

15'0" x 11'10"

A range of high and low level unit including sink unit and integrated extractor fan. Integrated fridge. Recess for oven and fridge. Dishwasher. Tiled splash area. Door to garage and rear.

### Dining Room

11'5" x 12'10"

French doors to dining room with solid wood flooring.

### Bedroom 1

11'1" x 13'0"

Front facing bedroom with built in wardrobes.

### Bathroom

White suite comprising low flush w.c, wash hand basin with vanity unit, low sill walk in shower and panel bath. Tiled walls.

### Bedroom 2

12'2" x 10'2"

Rear facing bedroom.

### Landing

6'6" x 4'8"

### Bedroom 3

9'0" x 12'0"

Spacious bedroom with ensuite. Into Eaves storage.

### En-suite

5'6" x 6'3"

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

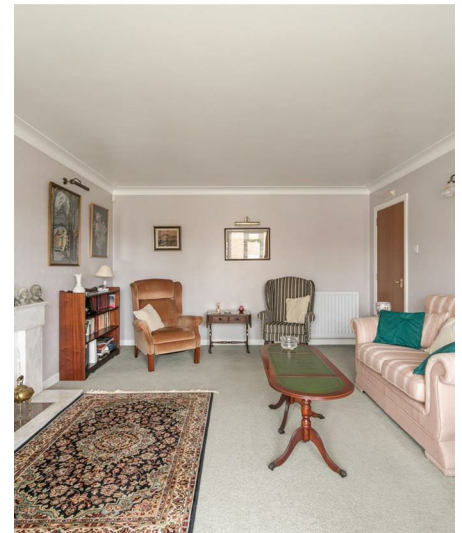
### Bedroom 4

14'10" x 8'1"

Good sized bedroom currently used as an office.

### Garage

Roller door. Power and light. Utility space with sink unit and space for washing machine and tumble dryer. Condensing boiler.



## Outside

To the front is a good sized garden laid out in lawns with mature plantings and ample off street parking. To the rear is a paved patio area and an abundance of plantings and lawn area.



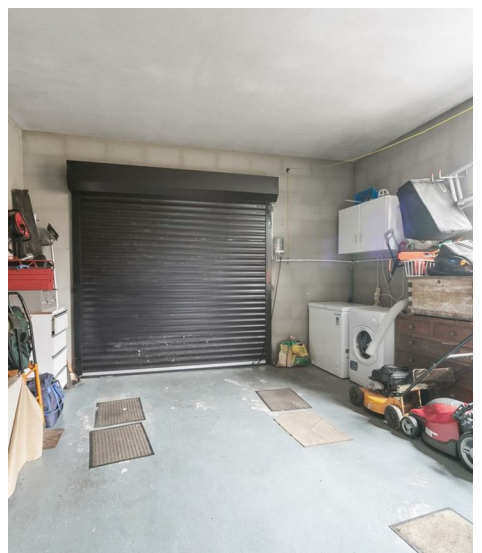










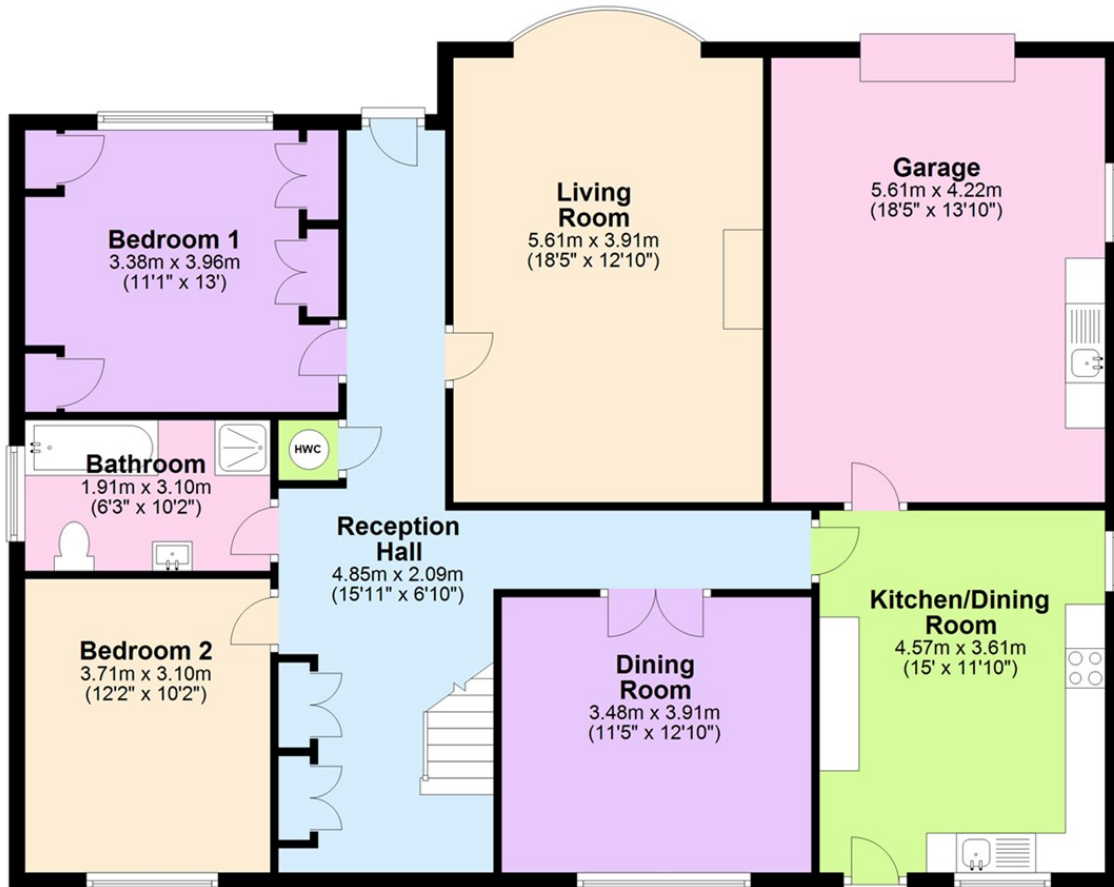






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
<i>Not energy efficient - higher running costs</i>	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

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028 9756 1155

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