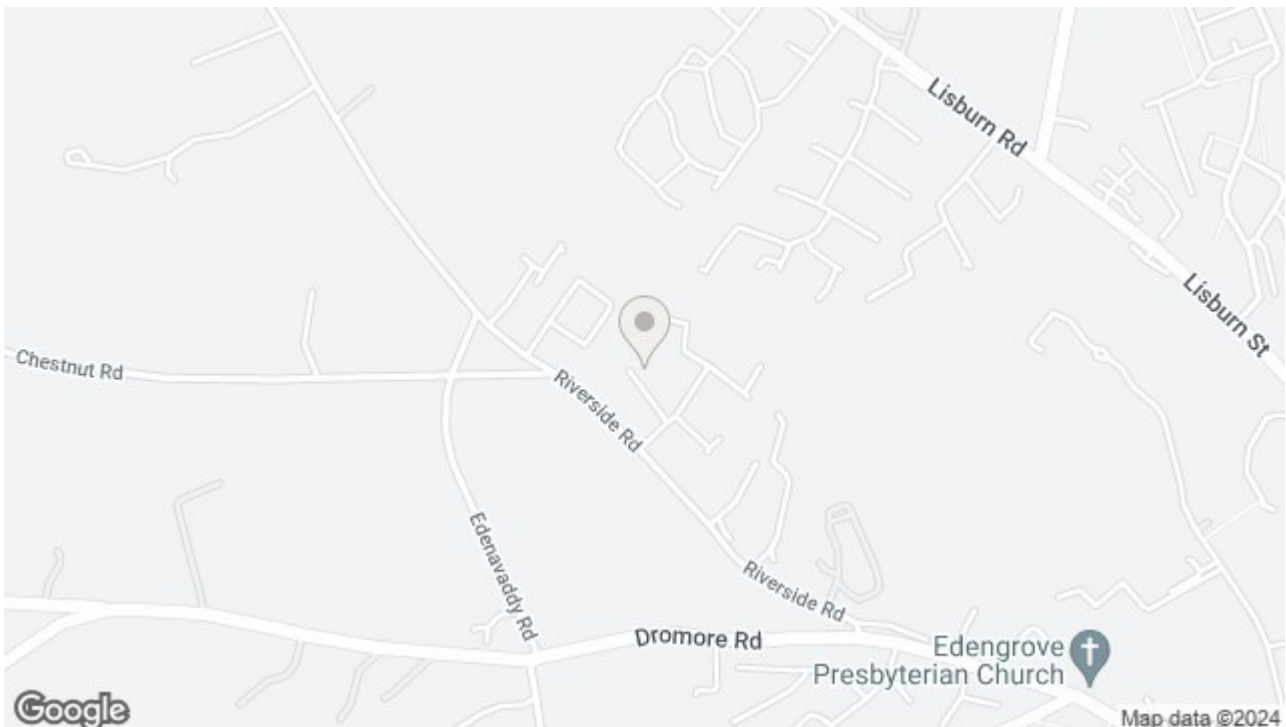




30 CLANWILLIAMS COURT, BALLYNAHINCH, DOWN, BT24 8XG



OFFERS AROUND £269,950

This fantastic detached bungalow is situated on a private site within the Clanwilliams Court Development and must be internally viewed to fully appreciate all it has to offer. Situated just off the Riverside Road this home is close to Ballynahinch, shops and amenities and only a short distance to Lisburn, Downpatrick and Belfast. The accommodation is beautifully presented throughout and comprises lounge with stove, bright and spacious fitted kitchen with dining and living areas, utility room, sun room and three bedrooms with a modern family bathroom. Outside the property further benefits from a large site with immaculately presented gardens to the front and rear. Property in this area has moved quickly in recent times and with this quality of finish throughout, early viewing is a must.



## At a glance:

- Three Bedrooms
- Spacious Kitchen / Diner/ Living & Utility
- Modern Bathroom
- Popular Location
- Lounge
- Sun Room
- Beautifully Presented Gardens
- Detached Bungalow

### Entrance Hall

PVC front door leading to bright and spacious entrance hall with tiled floor. Access to hotpress and storage.

### Lounge

16'0" x 12'10"

Wooden laminate flooring. Fireplace with multi fuel stove, tiled inset, slate hearth and wooden mantle. Feature corncicing.

### Kitchen / Dining/ Living

29'5" x 11'5"

Range of high and low rise units with matching worktops and splash backs and stainless steel sink and drainer. Integrated electric oven and hob with stainless steel extractor fan. Integrated dishwasher. Recess for American style fridge/freezer. Wooden laminate flooring and feature corncicing. Separate areas for dining and seating. Double doors leading to sunroom.

### Sun Room

13'1" x 12'1"

Tiled floor. Double door leading to beautiful enclosed rear garden.

### Utility Room

15'11" x 10'11"

Range of high and low rise units with stainless steel sink and drainer. Recess for washing machine and tumble dryer. Tiled floor.

### Bedroom One

11'2" x 8'6"

Rear facing.

### Bedroom Two

13'6" x 9'11"

Front facing. Built in robes.

### Bedroom Three

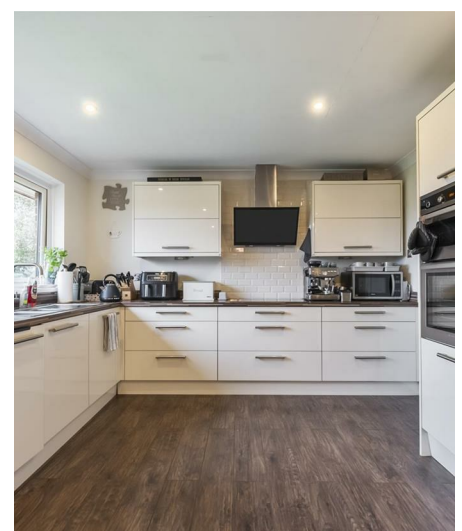
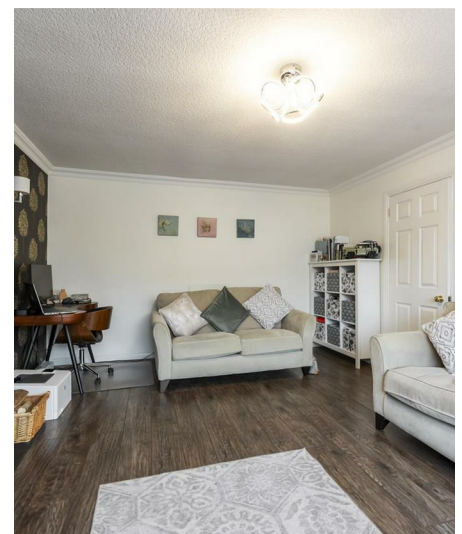
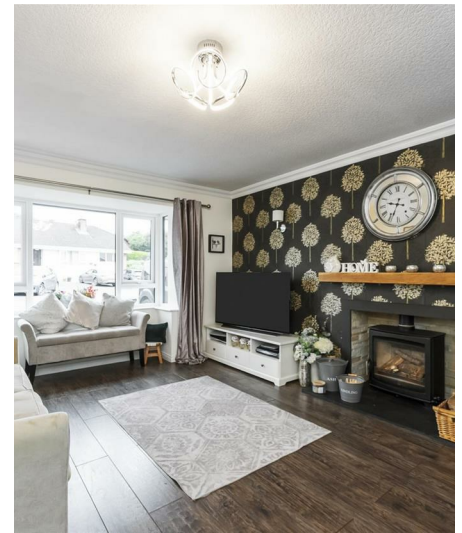
12'0" x 10'2"

Front facing.

### Bathroom

11'5" x 7'9"

White suite encompassing low flush W/C, vanity wash hand unit, bath and walk in shower. Fully tiled floor and walls and towel radiator.



## OUTSIDE

Beautifully maintained enclosed rear garden laid in lawn with feature flowerbeds with mature plants and shrubbery. Paved patio area and wooden shed approached by wooden decking.

To the front - tarmac driveway with ample parking and garden in lawn with flowerbed.

## SHED

16'0" x 10'0"

Wooden shed fronted by wooden decking.







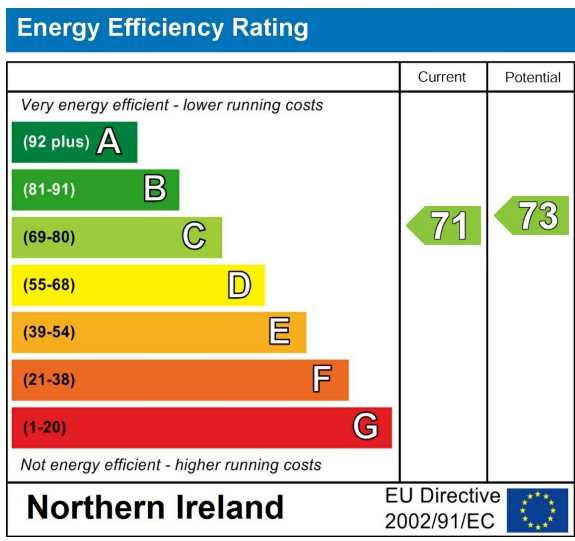




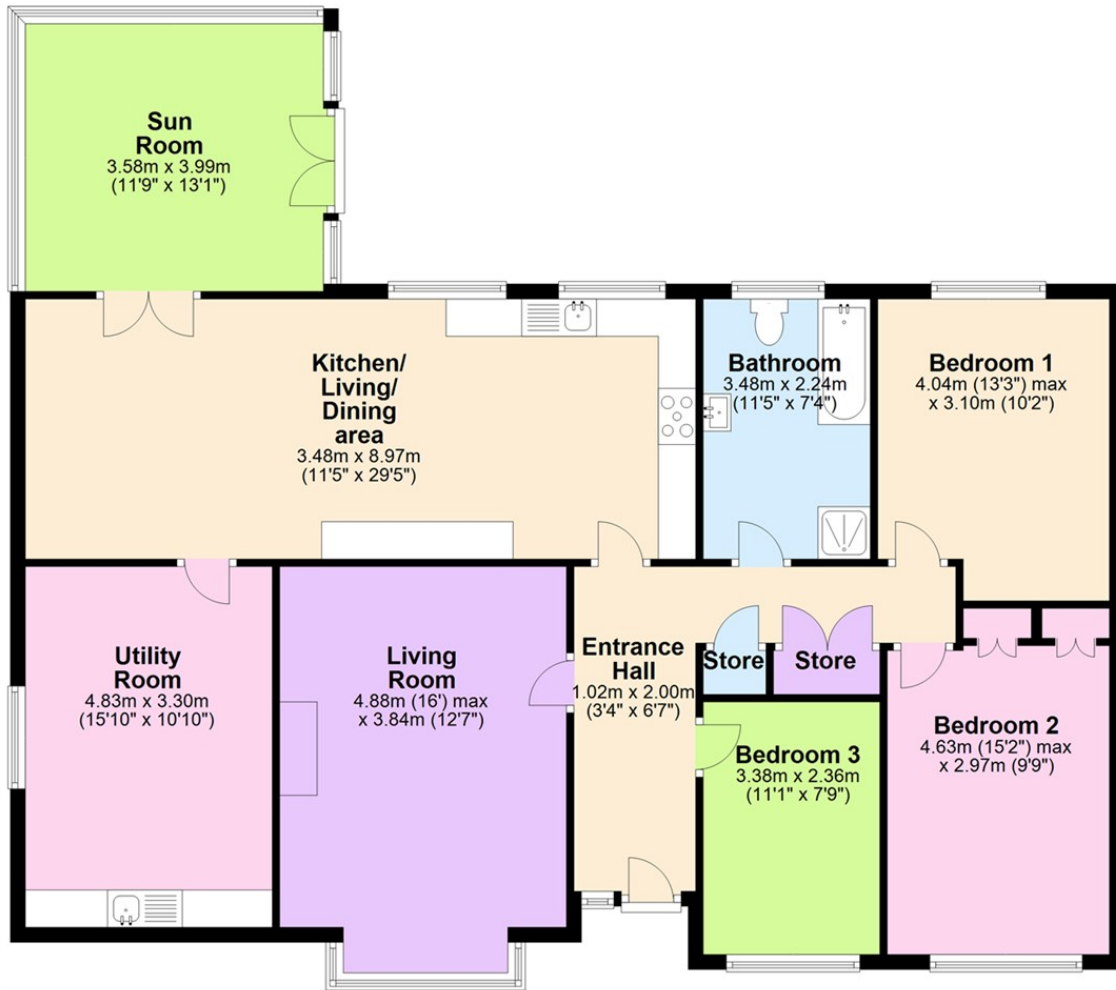








# Ground Floor



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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