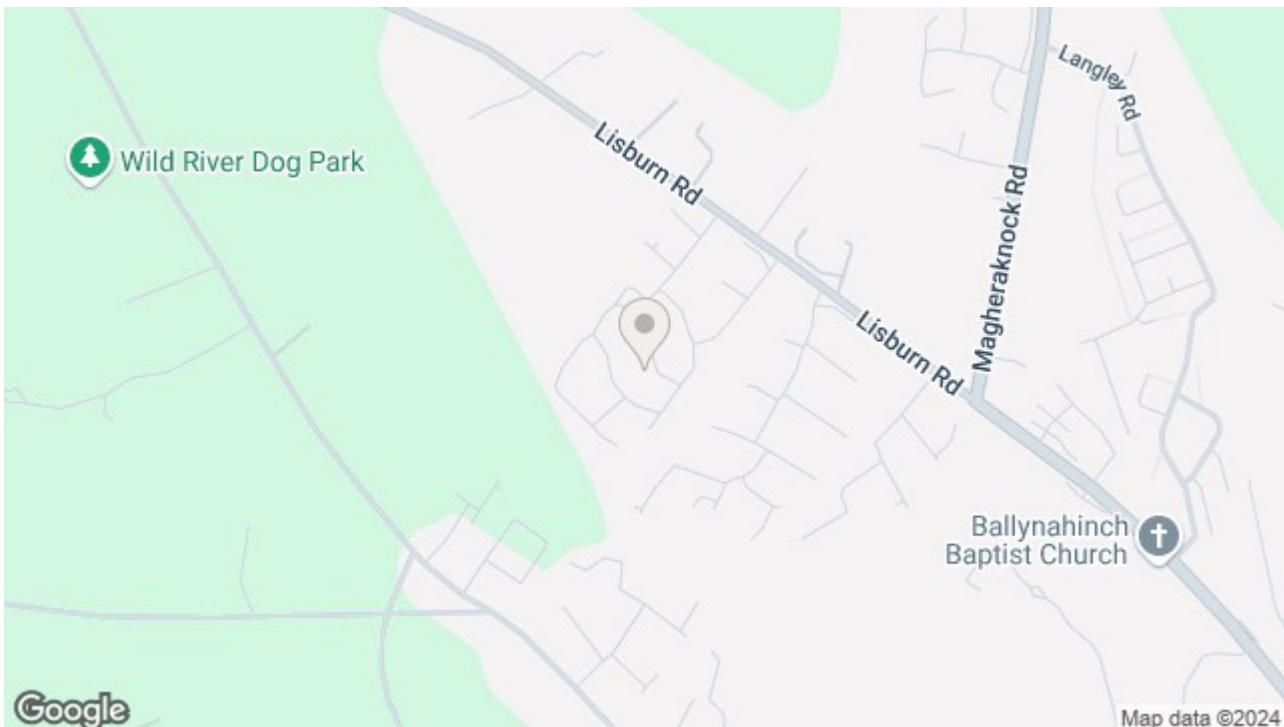


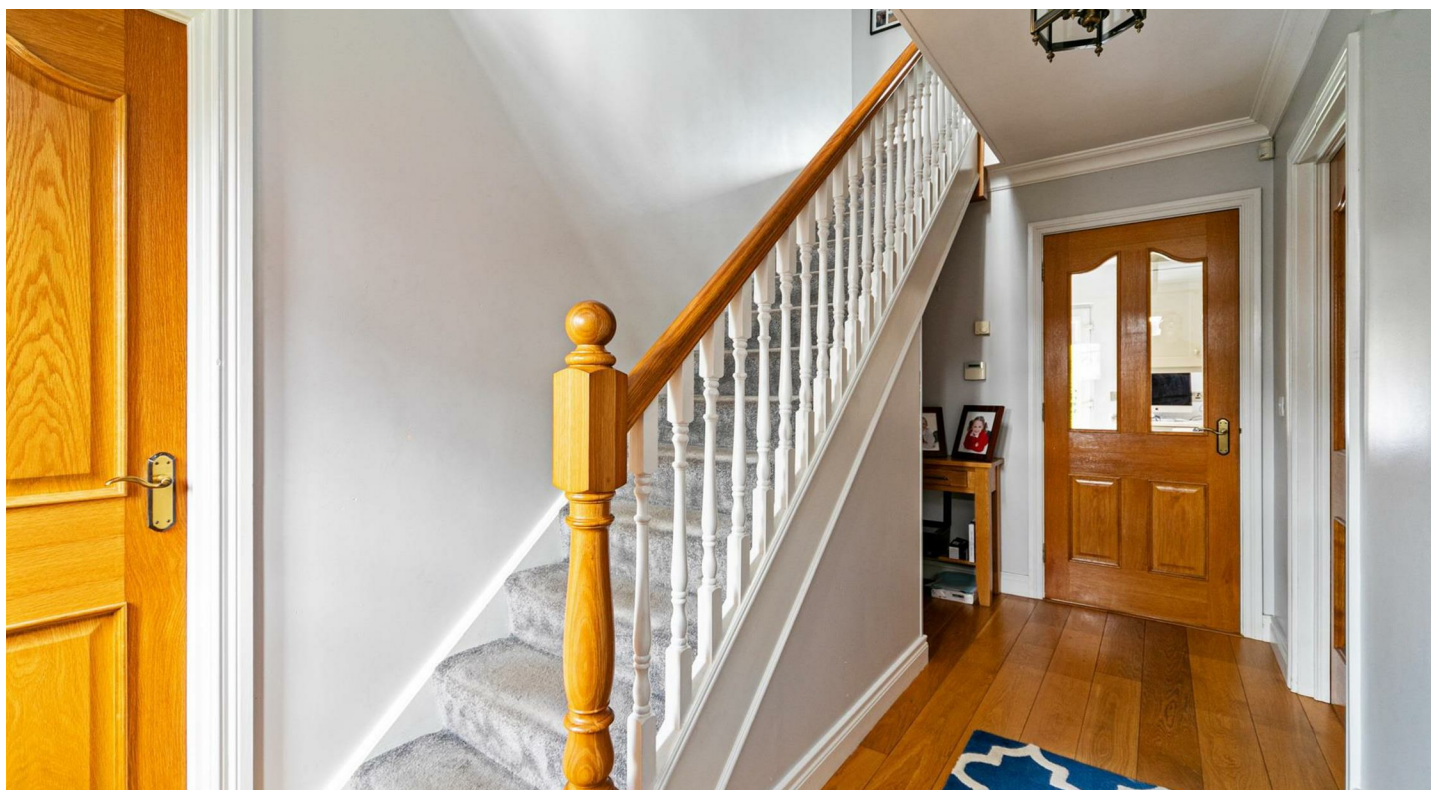


8 EDENGROVE PARK EAST, BALLYNAHINCH, BT24 8DP



OFFERS AROUND £325,000

We are pleased to offer for sale this fantastic detached family home in this popular residential area in Ballynahinch. The current owners have presented the house beautifully throughout leaving little for the prospective purchaser to do but move in. The property comprises on the ground floor entrance hall, living room, luxury newly fitted kitchen with living/dining area, utility room, wc and a sitting room.. On the first floor there are a further 4 double bedrooms, two bedrooms with ensuite bathrooms and a luxury family bathroom. The property further benefits from a larger than standard garage, fantastic private gardens to the rear and ample off street parking to the front. Rarely does a home in a development have so much accommodation on such a private spacious site, we recommend early viewing.



## At a glance:

- Detached family home
- Two with ensuite bathrooms
- Sitting room
- Stunning family bathroom
- Detached garage
- Four bedrooms
- Living room
- New luxury kitchen with dining area
- Utility room
- Well presented throughout

### Entrance Hall

Pvc glazed front door to entrance hall with wooden flooring and cornicing. Under stairs storage area.

### Living Room

14'8" x 12'8"

Large bright living room with wooden flooring and cornicing. Feature gas fire with stone surround and hearth.

### Kitchen/Dining Room

10'8" x 26'2"

Luxury newly fitted kitchen comprising a range of high and low level units including granite worktops, larder, island unit with built in stainless steel sink unit with Quooker tap. Integrated fridge, freezer and dishwasher. Space for aga style range oven. Tiled flooring and double doors to rear. Built in seating unit with storage.

### Utility Room

6'9" x 5'10"

Utility room with low level units including stainless steel sink unit and space for washing machine. Door to rear. Tiled floor and splash.

### WC

3'7" x 5'10"

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

### Sitting Room

17'7" x 11'11"

Bright sitting room with wooden flooring and cornicing. Feature bright open fire.

### Landing

19'0" x 6'7"

Spacious landing with hotpress and access to roofspace.

### Hotpress

4'0" x 3'0"

### Bedroom 1

13'3" x 11'11"

Front facing bedroom with ensuite.

### En-suite

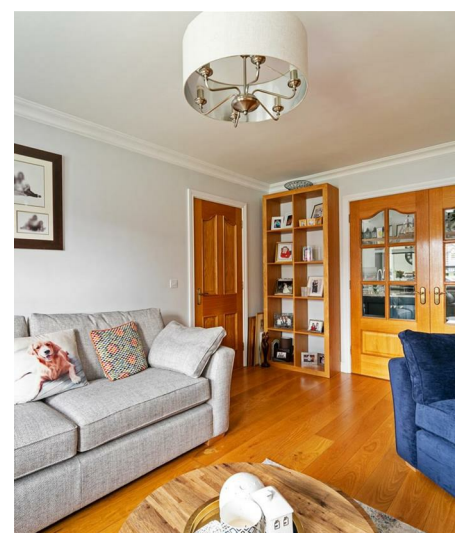
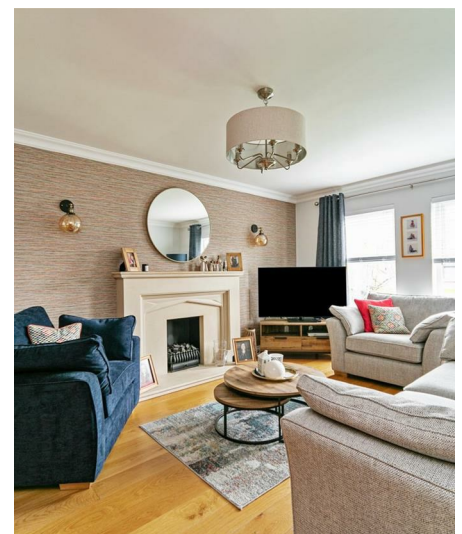
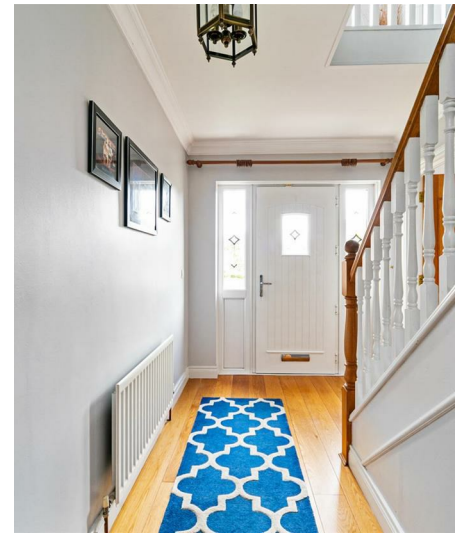
4'0" x 8'7"

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

### Bedroom 2

9'8" x 12'8"

Front facing bedroom with ensuite.



## En-suite

White suite comprising low flush w.c, wash hand basin and shower. Heated towel rail. Pvc panelled wall.

## Bedroom 3

10'10" x 10'9"  
Rear facing bedroom.

## Bathroom

Luxury bathroom with stand alone bath, wash hand basin, shower cubicle and wash hand basin. Tiled shower cubicle.

## Bedroom 4

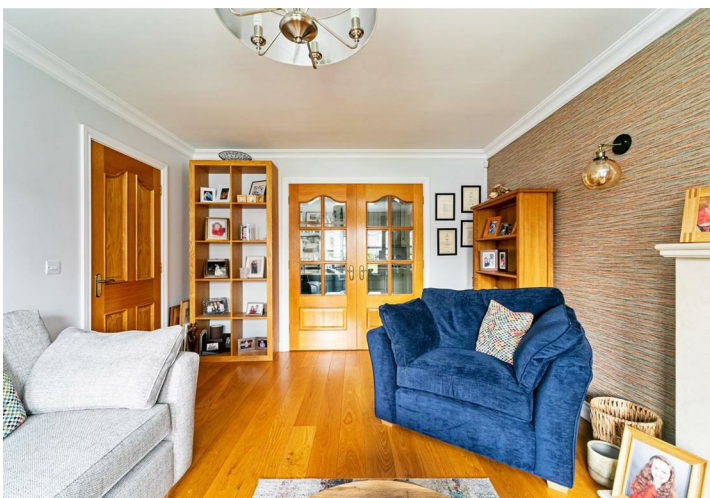
10'8" x 10'7"  
Rear facing bedroom with built in wardrobes.

## Detached garage

23'5" x 11'0"  
Larger than standard garage with power and water.

## Outside

To the front is a garden laid out in lawns with paved walkway and ample off street parking. To the rear is a well presented garden laid out in lawns with a raised patio area and flower beds.



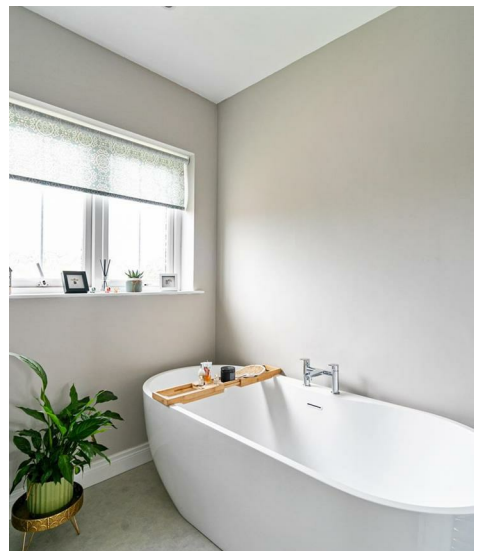










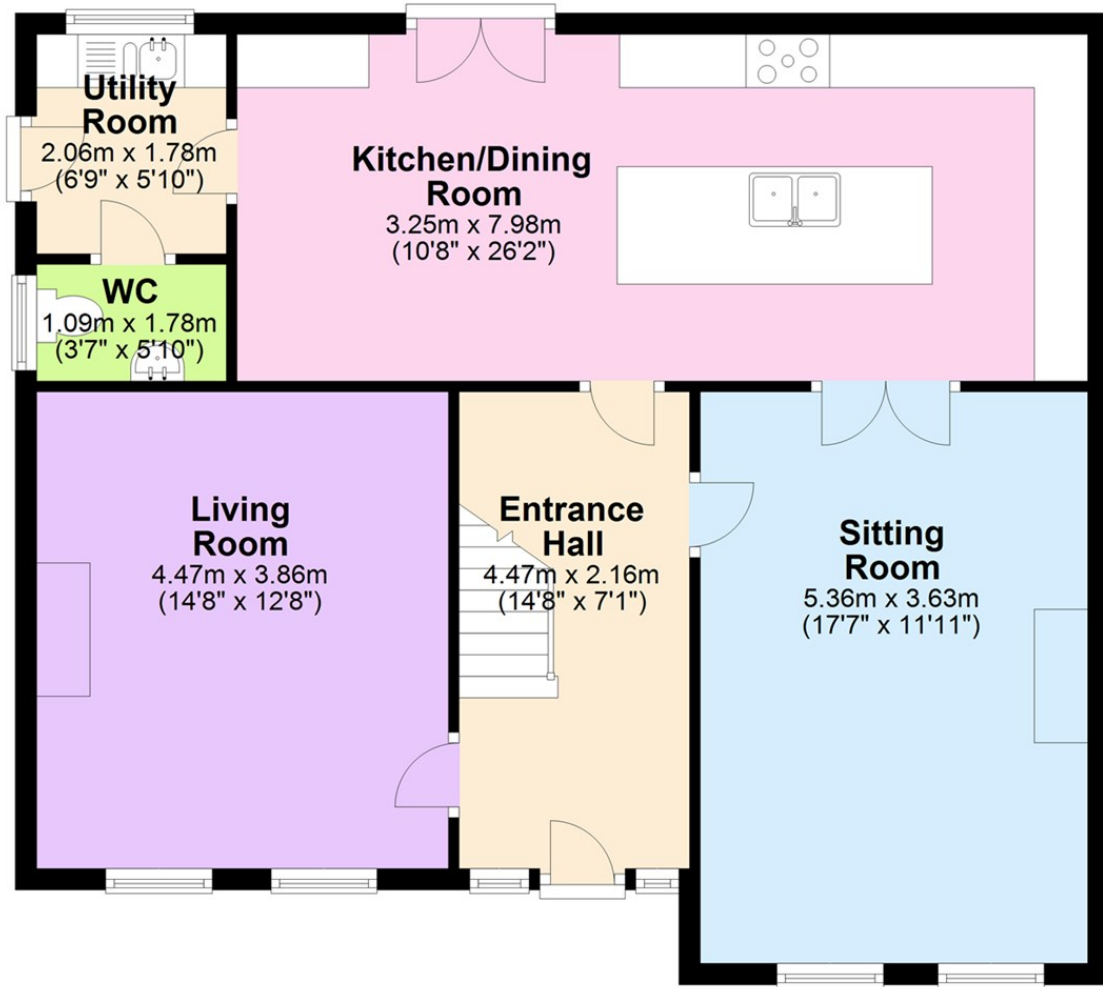






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>67</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern 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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**PRS** Property Redress Scheme

**OFT** Approved code

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