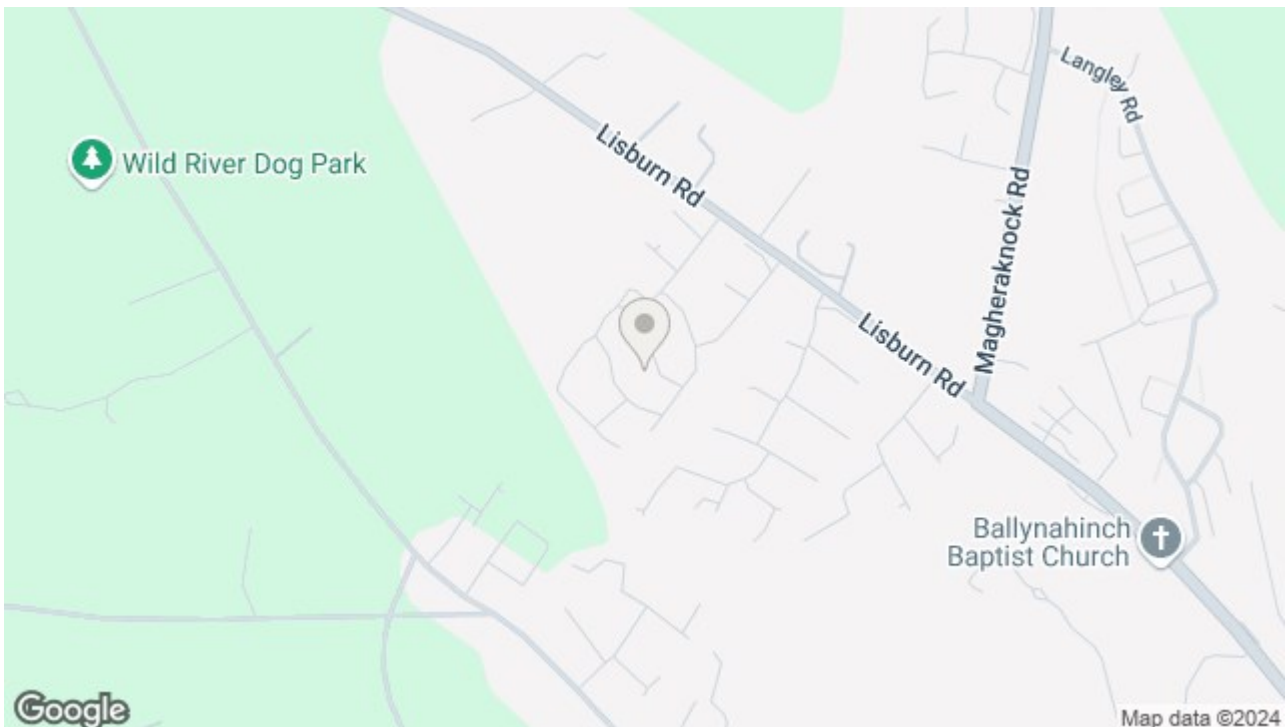


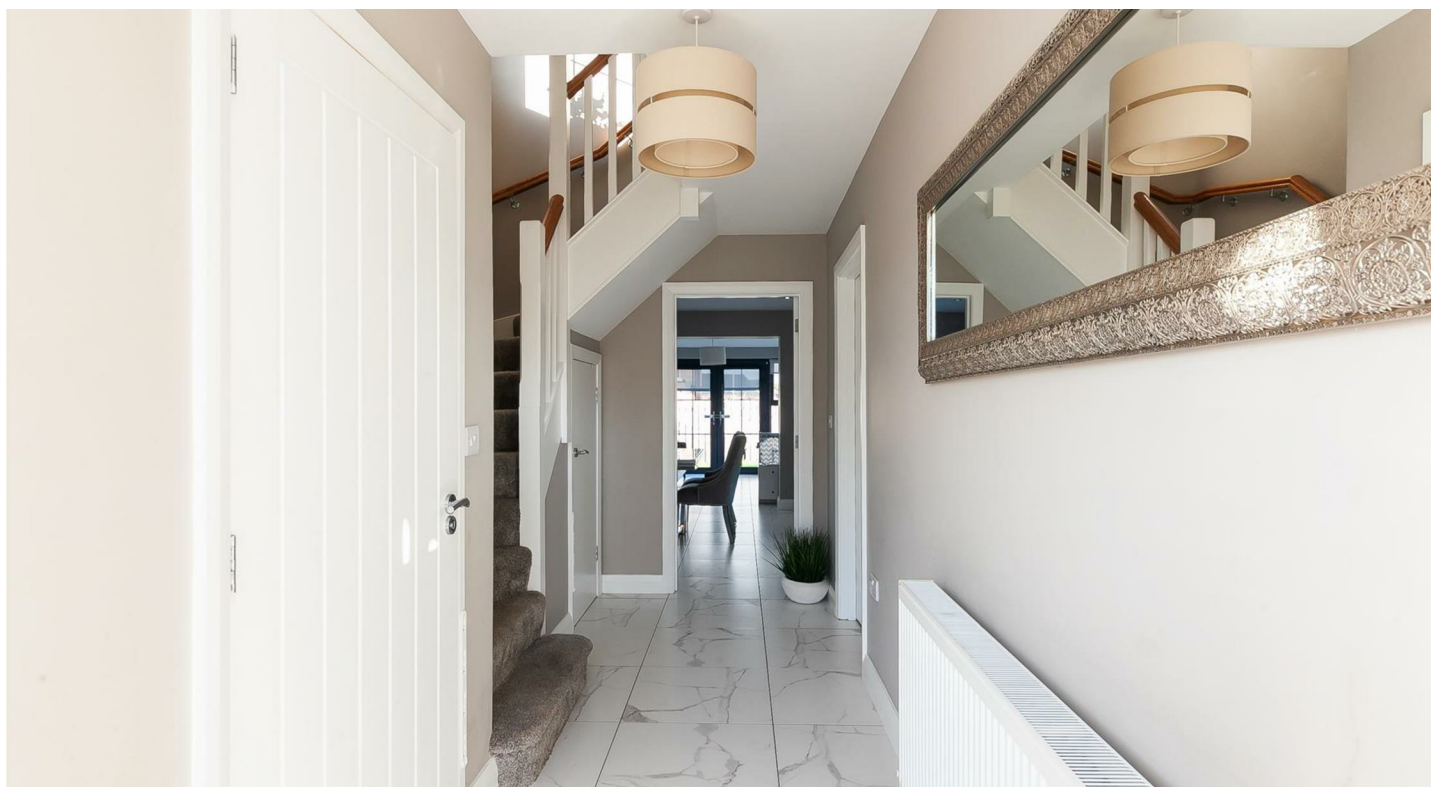


29 EDENGROVE PARK EAST, BALLYNAHINCH, BT24 8DP



OFFERS AROUND £295,000

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 fitted kitchen with sunroom and downstairs wc. On the first floor there are a further 4 bedrooms, master with ensuite bathrooms and a luxury family bathroom. This family home has only been constructed in recent years so has all the benefits of a new build home and many added extras. Only on internal inspection will you truly appreciate the show house style feel along with the high specification of finish used throughout the kitchen, bathroom and living room. The property further benefits from a good sized garden 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 home
- Spacious mature gardens
- Off road parking
- Spacious garage/basement area
- Five bedrooms
- Situated on outskirts of town
- Oil fired central heating

Entrance Hall

18'1" x 8'3"

Composite front door, glazed side panels leading to entrance hall. Marble tiled floor, under stair storage cupboard, stairs leading to first floor.

WC

5'7" x 3'3"

White suite comprising low flush wc, pedestal wash hand basin, tiled to splash. Tiled flooring.

Living Room

18'9" x 13'8"

Bright spacious living room with dual aspect windows.

Kitchen/Dining Room

12'0" x 22'3"

Superb range of high and low level units incorporating, integrated hob and oven, cooker hood with extractor fan, integrated dishwasher, enamel sink unit and a half, plumbed for washing machine, space for American style fridge/freezer, granite work tops. Wall tiling and tiled flooring, leading to sunroom.

Sun Room

12'6" x 10'0"

Tiled flooring, patio doors to rear.

Landing

11'7" x 4'0"

Window to side.

Store

Master Bedroom

11'11" x 12'5"

Front facing room, dual aspect windows,

En-suite

5'9" x 5'8"

White suite comprising low flush wc, wash hand basin, vanity unit, corner shower unit with mains shower, wall tiling, tiled flooring, heated towel rail.

Bedroom 2

9'2" x 10'0"

Front facing room.

Bathroom

8'3" x 6'6"

White suite comprising panelled bath, wash hand basin with vanity unit, low flush wc, corner shower unit, wall tiling and tiled floor.

Bedroom 3

Rear facing room.



Bedroom 4

Rear facing room.

Outside

Garden to front laid to lawn, gravel driveway. Enclosed garden to rear laid to lawn, pavior patio area and paths.

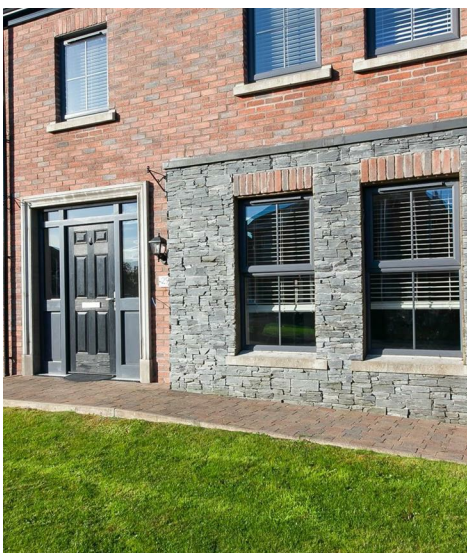




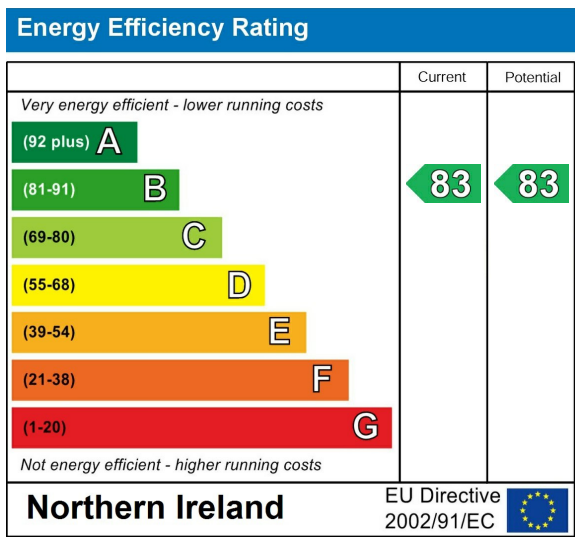




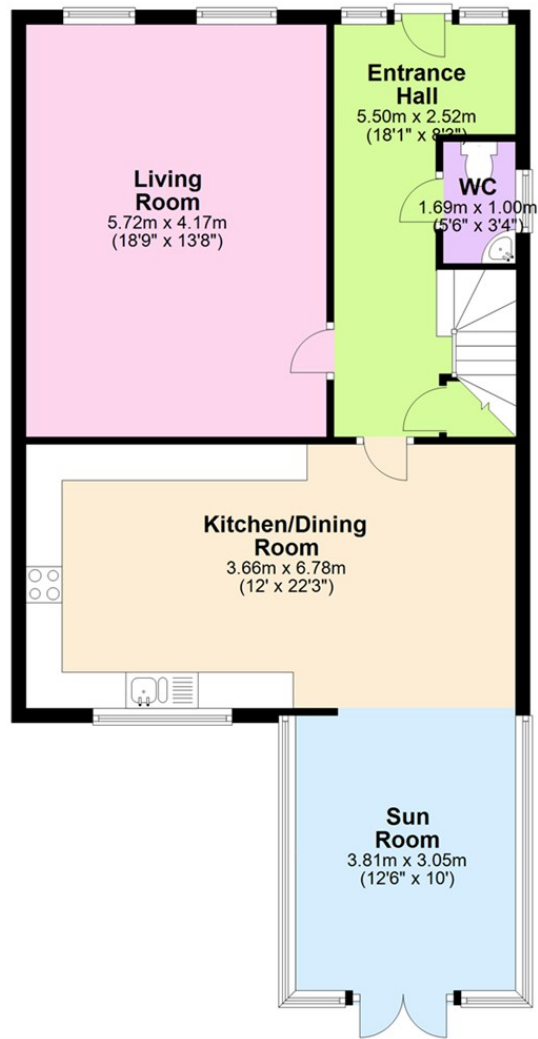








Ground Floor



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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