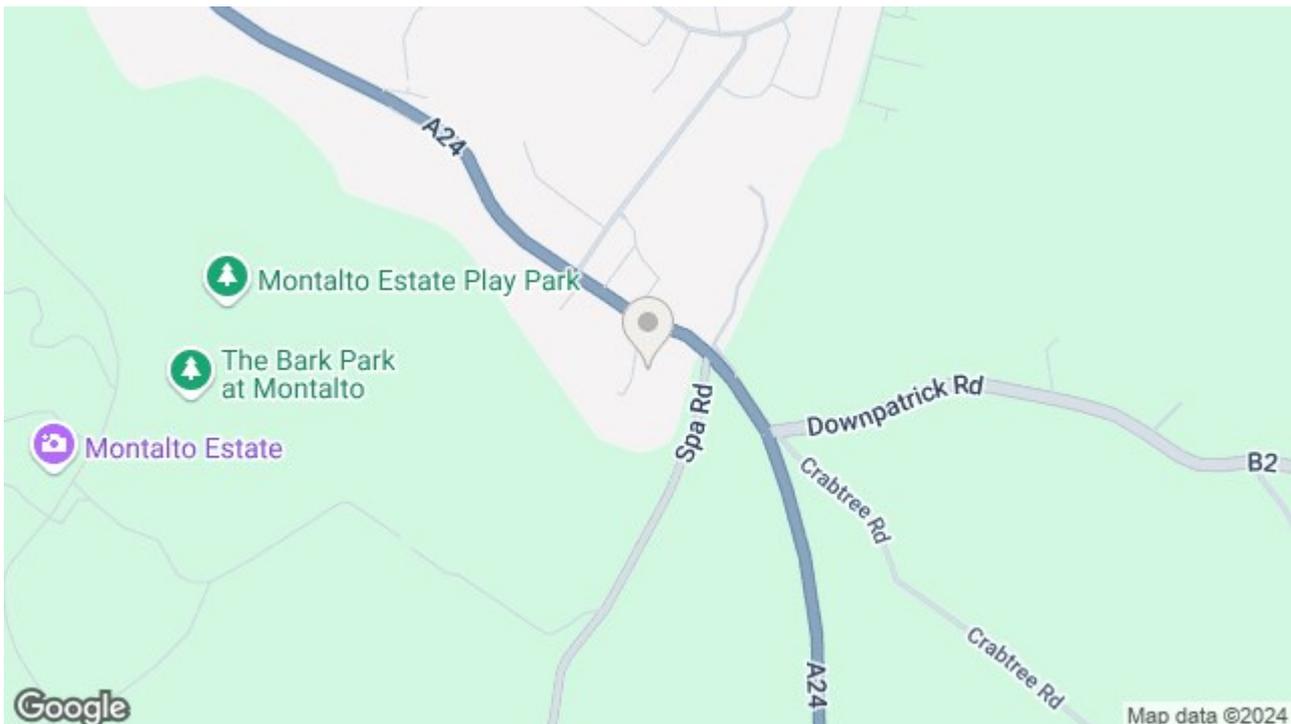




16 TULLYBEG FORT, BALLYNAHINCH, BT24 8LW



OFFERS AROUND £269,950

We are pleased to offer for sale this large detached property in the popular Tullybeg Fort Development. Rarely do properties come for sale here so interest is likely to be high. Internally the property comprises entrance hall, living room, kitchen with living/dining area, five bedrooms, shower room, bathroom, and utility space. The property further benefits from a large integrated garage underneath the family home. Outside the extensive site has well presented gardens laid out in lawns with mature plantings to the front and rear, ample off street parking, a summer house and patio areas. Rarely will you get a family home with this amount of accommodation and outside space, so close to the town centre and within easy commuting distance to Belfast, Lisburn and beyond. With so much to offer early viewing is advised.



At a glance:

Porch

3'4" x 6'9"

UPVC glazed front door, glazed side panels leading to entrance hall.

Entrance Hall

11'9" x 6'7"

Large entrance hall, stairs leading to first floor and to basement.

Store

4'0" x 3'3"

walk in store.

Living Room

11'5" x 16'6"

Glazed door to living room, cast iron fireplace with wood surround, tiled hearth, tongue and groove ceiling.

Kitchen

14'10" x 10'6"

Range of high and low level units incorporating, integrated oven and gas hob, stainless steel cooker hood with extractor fan, stainless steel sink unit, space for fridge, plumbed for washing machine., wall tiling and tiled flooring.

Living/ Dining area

10'4" x 10'6"

Wood laminate flooring, window to front.

Rear Porch

porch with shelving.

Bedroom 1

10'1" x 12'7"

Rear facing room. wood laminate flooring, built in wardrobe and shelving.

Bedroom 2

10'1" x 10'7"

Rear facing room, built in wardrobe.

Bedroom 3

11'5" x 10'7"

Front facing room, built in wardrobe.

Bathroom

7'9" x 6'9"

White suite comprising low flush wc, pedestal wash hand basin, panelled bath, corner shower unit, heated towel rail, wall tiling and tiled flooring.

Hotpress

2'0" x 3'3"

Shelving, hot water tank.

Landing

8'1" x 9'0"

Skylight,

Bedroom 4

11'3" x 17'5"

Two skylights, vaulted tongue and groove ceiling, built in wardrobe.



Shower Room

6'0" x 9'0"

Skylight, white suite comprising low flush wc, wash hand basin in vanity unit, shower unit, heated towel rail, wall tiling, tiled flooring.

Bedroom 5

10'9" x 9'7"

Skylight,

Storage

3'5" x 5'9"

Hallway

Window to rear.

Integrated Garage

25'9" x 17'11"

Spacious garage, Up and over door, access to ground floor.

Outside

Spacious gardens to front and rear, laid to lawn with mature planting, Tarmac driveway to front.

Enclosed tiered garden to rear with tiled patio area and wood built garden house. Mature planting.











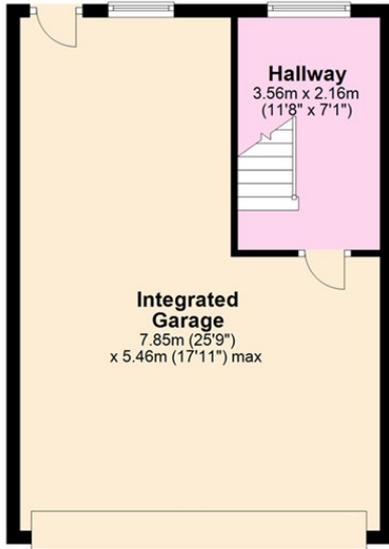






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

Basement



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

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
028 7772 5192

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORETSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

RENTAL DIVISION
028 9070 1000

