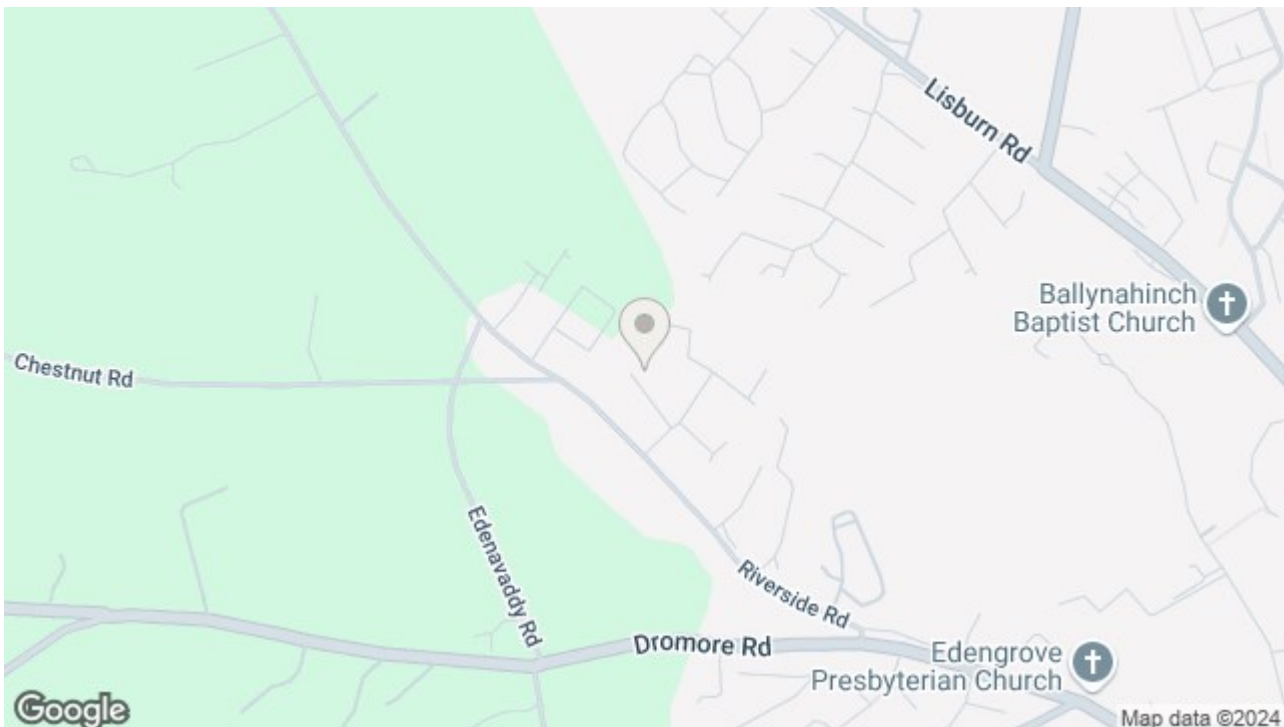




1 CLANWILLIAMS COURT, BALLYNAHINCH, DOWN, BT24 8XG



OFFERS AROUND £249,950

This fantastic detached home is situated on a private site within the Clanwilliams Court Development and must be internally viewed to fully appreciate all it has to offer. This home situated just off the Riverside road is close to Ballynahinch shops and amenities and only a short distance to Lisburn, Downpatrick and Belfast. There is a regular town service bus operating Monday to Friday into town. The accommodation comprises living room, bright and spacious fitted kitchen with dining, three bedrooms and a family bathroom. Outside the property further benefits from a detached garage with utility room, large gardens to the front and rear and paved patio area. 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:

- Detached bungalow
- Off street parking
- Large gardens front and rear
- Living room
- Garage
- Three bedroom
- Kitchen with dining area.
- Rear porch
- Kitchen/ dining area
- Popular location

### Entrance Hall

14'0" x 6'7"

Pvc door to entrance hall. Doors to store and hotpress. Wooden laminate floor and cornicing.

### Living Room

15'10" x 12'9"

Living room with bay window, laminate flooring and cornicing. Fireplace with stone inset and granite hearth. Open plan to:

### Kitchen/Dining Room

11'7" x 17'9"

A range of high and low level units including stainless steel sink unit and single drainer, fridge, freezer, microwave and oven. Integrated aga stove. Tiled flooring and walls.

### Bedroom 1

13'7" x 10'2"

Rear facing room with built in mirrored slide robes.

### Bedroom 2

15'4" x 9'9"

Front facing room with built in mirrored slide robes.

### Bathroom

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

### Bedroom 3

11'0" x 7'9"

Front facing.

### Garage

Up and over door. Power and light.

### Outside

Paved path around property and paved patio area at rear. Enclosed rear garden laid in lawn. Summer house approached by wooden decking. Green house. To the front - tarmac driveway with ample parking and gardens in lawn.














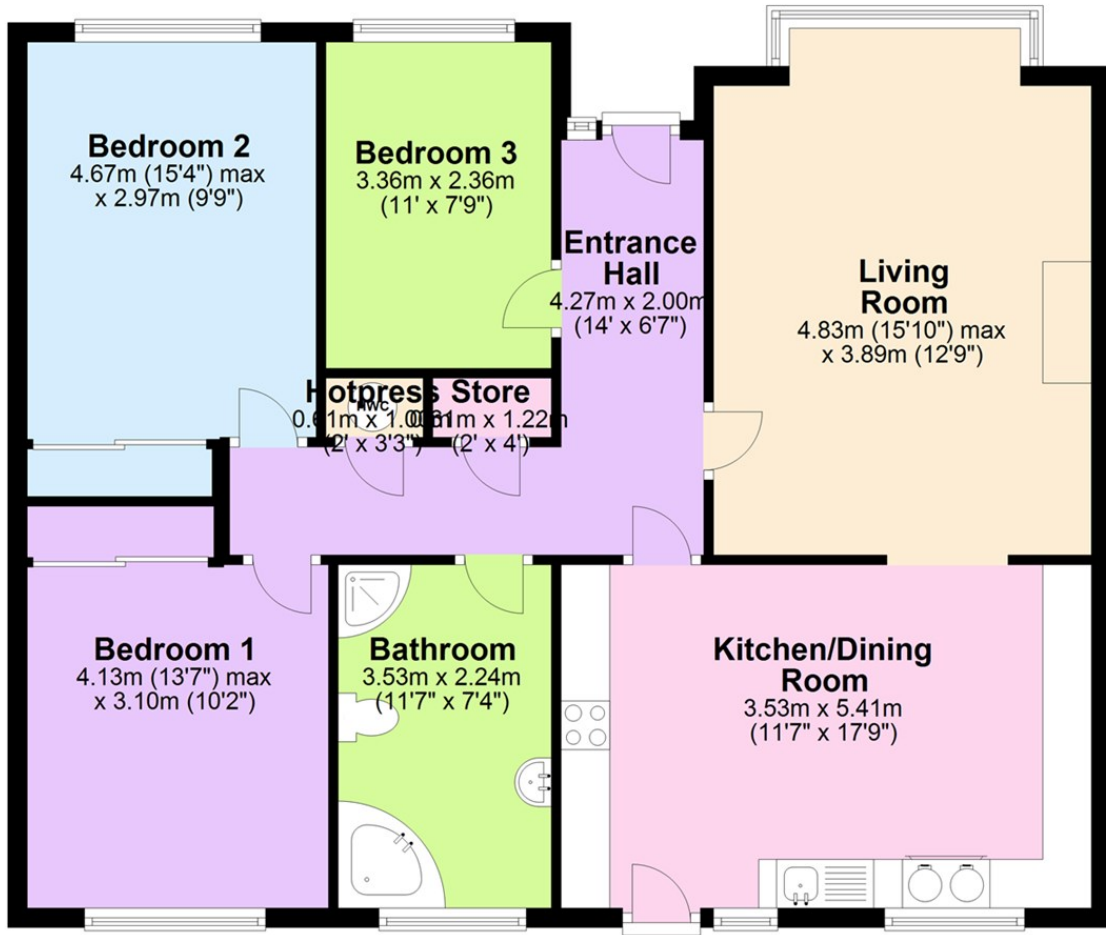






| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (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>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>Northern Ireland</b>                            | EU Directive<br>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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