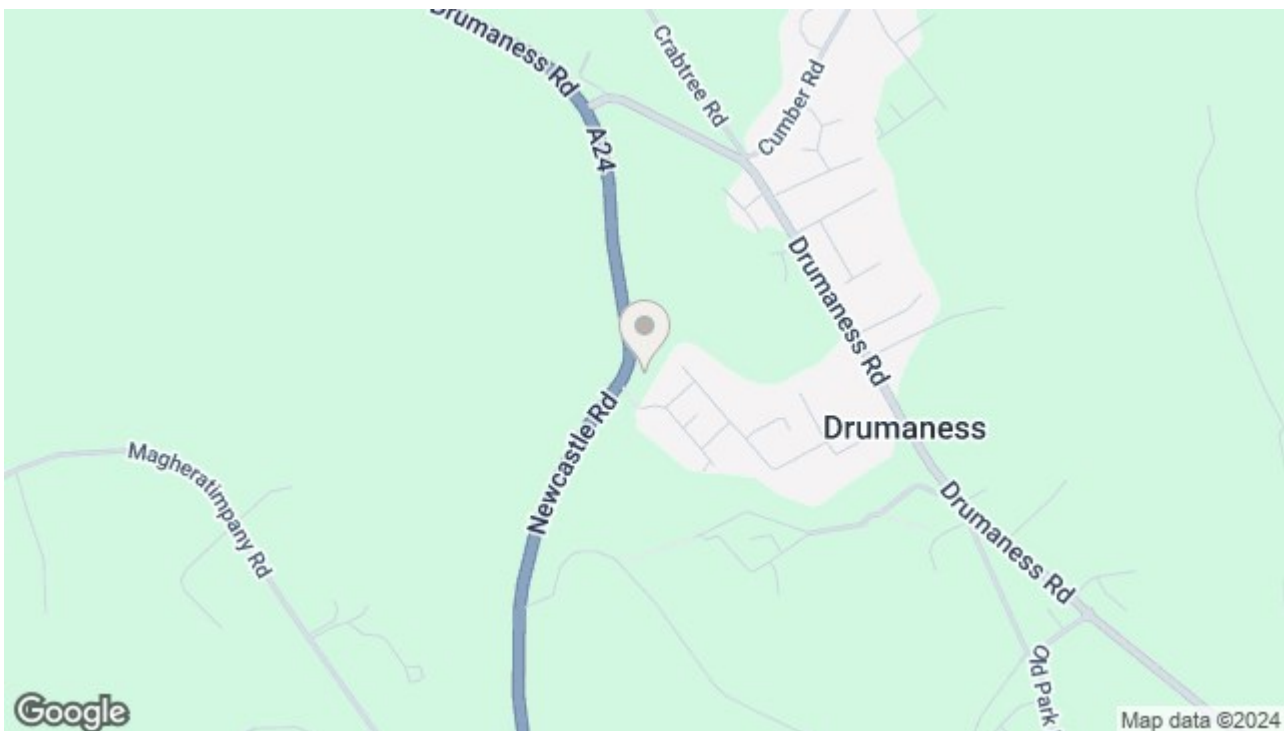




12 NEWCASTLE ROAD, BALLYNAHINCH, DOWN, BT24 8NE



OFFERS AROUND £210,000

We are delighted to offer for sale this well presented detached four bedroom bungalow with mature gardens on the outskirts of Ballynahinch. The accommodation comprises living room, kitchen with dining area through to a living area with fireplace, utility room, cloakroom, four bedrooms and a family bathroom. The roof space is also ready for conversion subject to planning, which could provide further accommodation. Outside the property is approached by a driveway and benefits from a lawned garden with mature shrubbery. The property is located on the Newcastle road within easy commuting to the surrounding towns. Bungalows rarely come for sale so close to the town centre and early viewing is a must.



At a glance:

- Detached Bungalow
- Family Bathroom
- Kitchen / Dining / Living
- Mature Gardens
- Convenient Location
- Four Bedrooms
- Living Room with Fireplace
- Utility Room and Cloakroom
- Well Presented Throughout
- Possible Roof space conversion

Entrance Hall

7'2" x 8'3"

Wooden glazed front door and side panel window into bright entrance hall with access to hot press. Wooden flooring.

Living Room

12'11" x 14'8"

Large bright front facing living room with feature fireplace with marble surround and hearth and wooden mantle. Ceiling rose and feature cornicing. Wooden flooring.

Kitchen/ Living/ Dining Area

12'1" x 22'3"

Range of high and low rise units with Belfast sink and tiled splash backs. Recess for range style cooker, dish washer and American style fridge/freezer. Tiled floor and feature wooden ceiling beams. Space for dining and living area with feature brick fireplace.

Utility Room

7'0" x 6'9"

Range of high and low rise units. Recess for washing machine and tumble dryer. Tiled floor. Door to rear.

Cloakroom

6'10" x 3'10"

Bedroom One

10'8" x 9'7"

Front facing.

Bedroom Two

10'11" x 11'10"

Front facing.

Bedroom Three

6'0" x 7'7"

Side facing.

Bedroom Four

8'0" x 11'9"

Rear facing.

Bathroom

White suite encompassing low flush W/C, wash hand basin, corner shower and roll top bath. Part tiled walls and tiled floor.

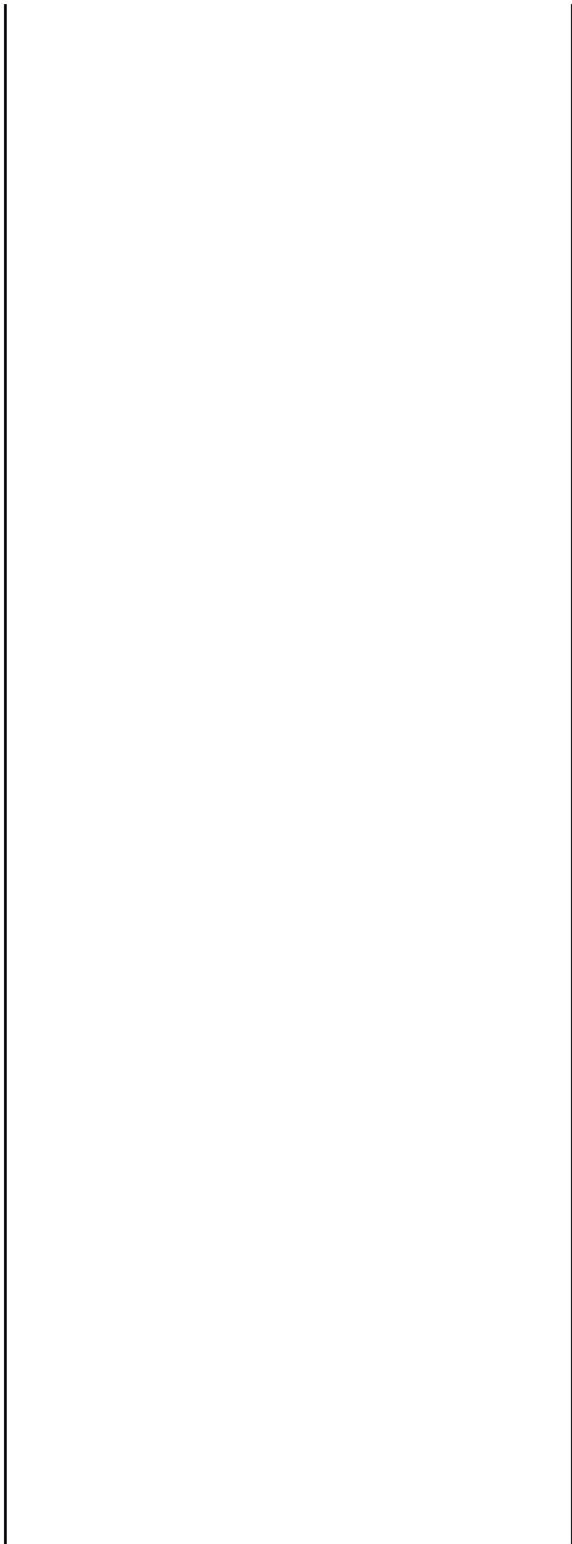
Roof Space

Ready for conversion, subject to planning.

Outside

To the front - approached via driveway with ample space for parking. Lawned area with mature trees and shrubbery. To the rear - patio area.












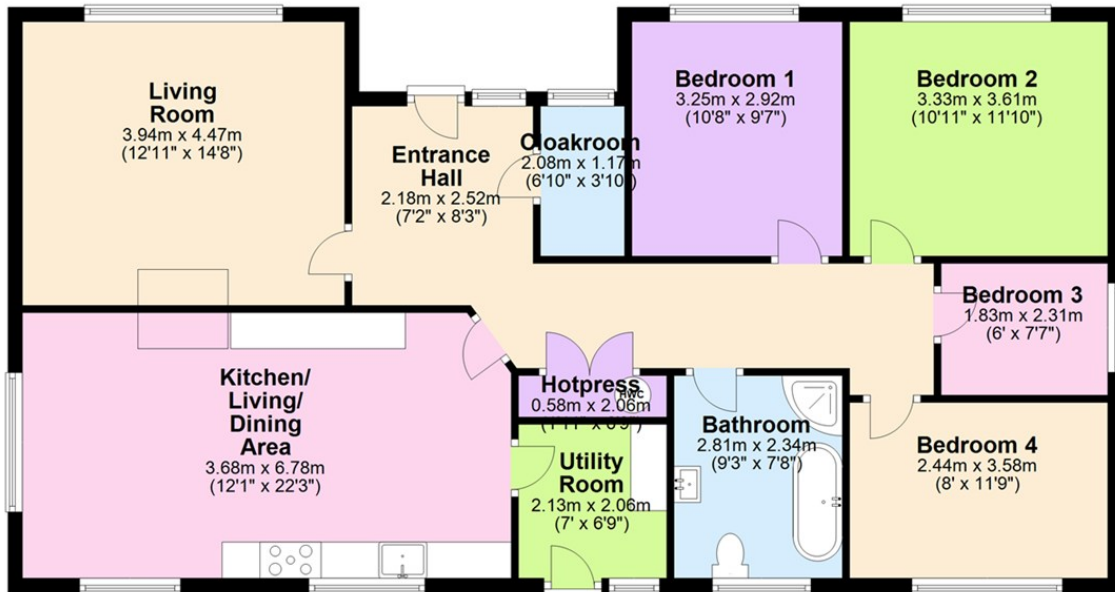






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

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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