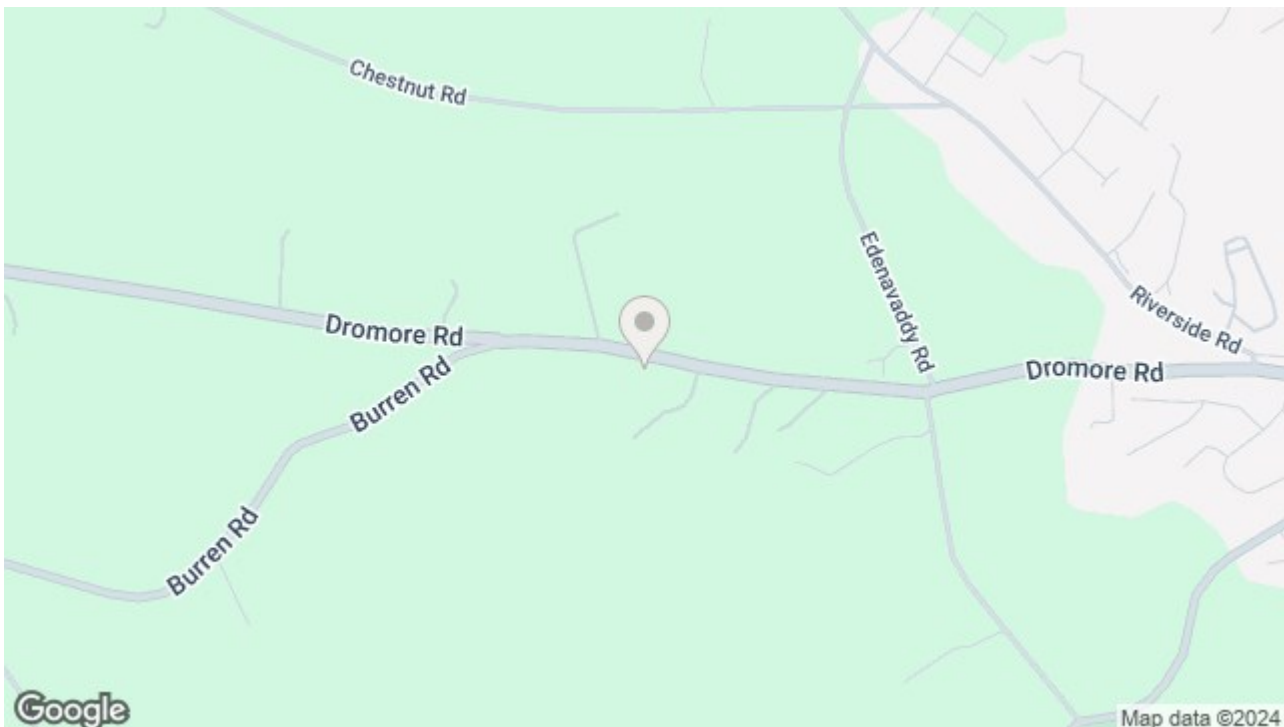




54 DROMORE ROAD, BALLYNAHINCH, DOWN, BT24 8HS



OFFERS AROUND £310,000

We are delighted to be offering for sale this much admired detached family home in this fantastic location on the outskirts of Ballynahinch on the Dromore Road. The property has been constructed using only the best materials giving a very high specification of finish throughout which must be viewed to be appreciated. The property comprises entrance hall, living room, kitchen with dining area through to sitting room with formal dining, three bedrooms, master bedroom ensuite and a family bathroom. Outside the property sits on a good size site with a tarmac driveway and further benefits from a large integrated garage providing ideal extra space for those who work from home. With so much to offer in this beautifully presented family home early viewing is a must.



At a glance:

- Three bedrooms
- Bathroom
- Sitting room
- Gardens
- Detached bungalow
- Master bedroom with ensuite
- Living room
- Kitchen/ dining area
- Great location

Entrance Hall

12'8" x 30'9"

PVC glazed door (red) with glazed side panels leading to entrance hall with tiled flooring. Access to storage cupboard from hallway.

Living Room

16'6" x 9'10"

Bright living room with solid wood flooring. Feature brick fireplace with wood burning stove and tiled hearth. Open plan archway through to sitting/dining room.

Sitting / Dining Room

12'6" x 8'8"

Feature fireplace and space for formal dining.

Kitchen/ Dining Area

15'6" x 14'6"

A range of high and low level units including granite worktops, one and a half bowl stainless steel sink unit, recess for American fridge freezer, range style cooker and washing machine. Integrated dishwasher. Feature wooden beams, tiled floor and splash area. Space for dining.

Front Porch

10'0" x 4'10"

PVC glazed door (white) with glazed side panels. Leading through to living room.

Master Bedroom

14'4" x 13'9"

Solid wooden floor.

Ensuite

8'3" x 4'2"

White suite comprising low flush w.c, vanity wash hand unit and shower cubicle. Tiled floor and splash.

Walk-in Wardrobe

5'9" x 4'3"

Bedroom Two

10'0" x 10'0"

Wooden laminate flooring.

Bedroom Three

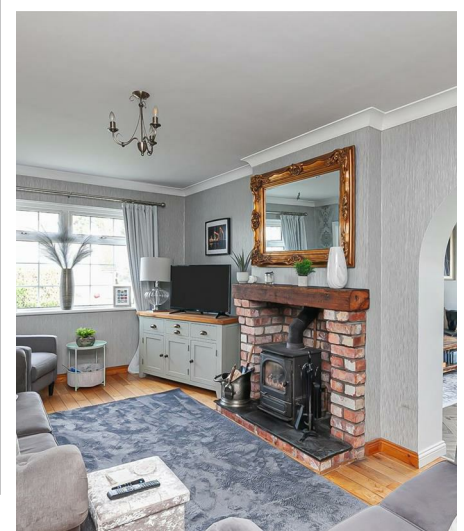
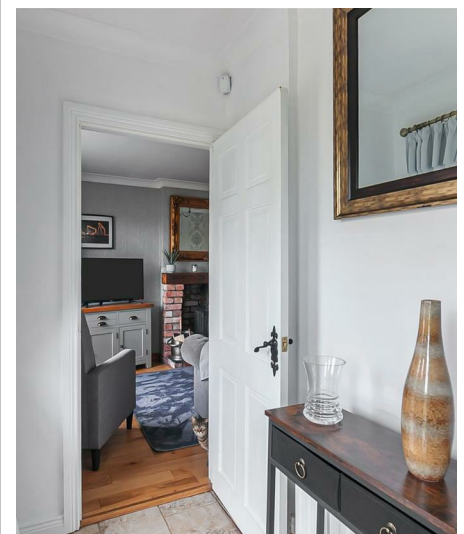
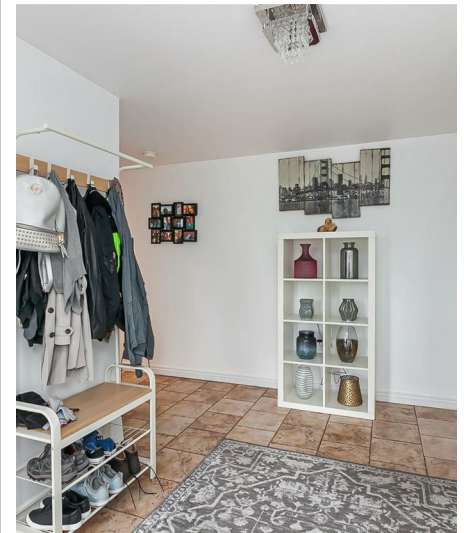
11'6" x 10'0"

Wooden laminate flooring. Cornicing.

Bathroom

12'8" x 10'2"

White suite comprising high flush w.c, wash hand basin, shower cubicle and feature stand alone bath. Tiled floor and splash.



Integrated Garage

27'2" x 18'7"

Electric roller door. Power and light.

Outside

To the front is a large tarmac parking area and gardens laid out in lawns. Rural aspect to rear and side.












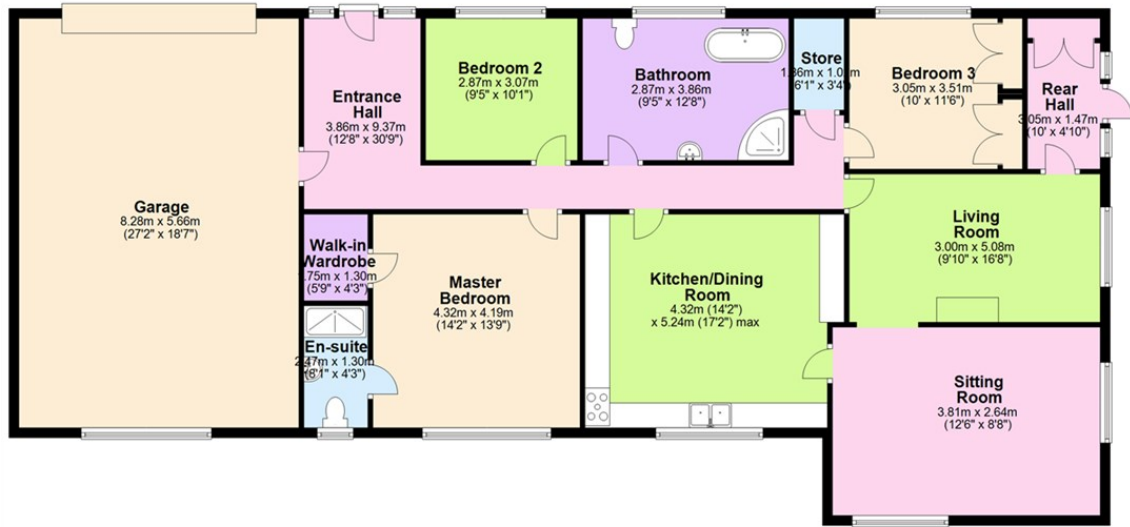






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	62
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

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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