

Tim Martin
— .co.uk



**2 Windmill Walk
Ballynahinch
BT24 8WB**

**Offers Around
£145,000**

www.timmartin.co.uk
Telephone 028 97 568300

SUMMARY

A tastefully presented and spacious semi-detached house situated in this quiet cul-de-sac within walking distance of the town centre, primary and secondary schools.

The property includes, a modern integrated kitchen and bathroom, two receptions and three double bedrooms. The property is fitted with oil fired central heating and double glazing in uPVC frames and enjoys the benefit of one of the largest gardens in the development.

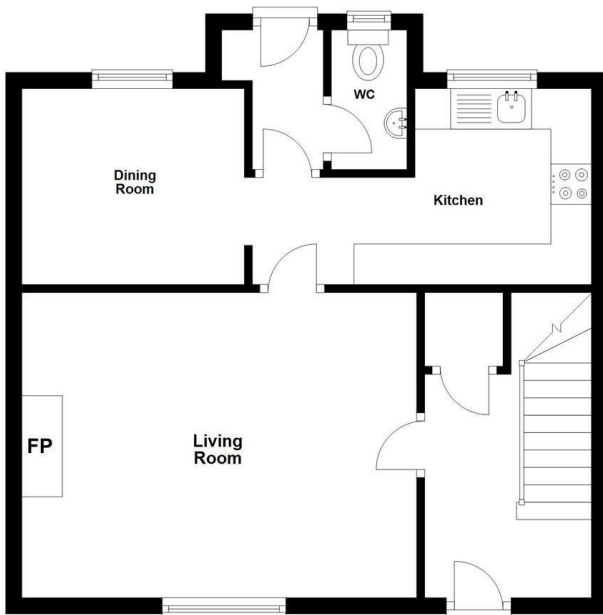
The property is an ideal home for the first time buyer or investor alike.

FEATURES

- Tastefully Presented & Spacious Semi-Detached House
In A Quiet Cul-De-Sac
- Two Reception Rooms
- Three Double Bedrooms
- Modern Integrated Kitchen
- Modern Bathroom Suite
- Oil Fired Central Heating
- Double Glazing In UPVC Frames
- Large Gardens
- Within Walking Distance To The Town Centre,
Primary & Secondary Schools
- Ideal For The First Time Buyer And/Or Investor

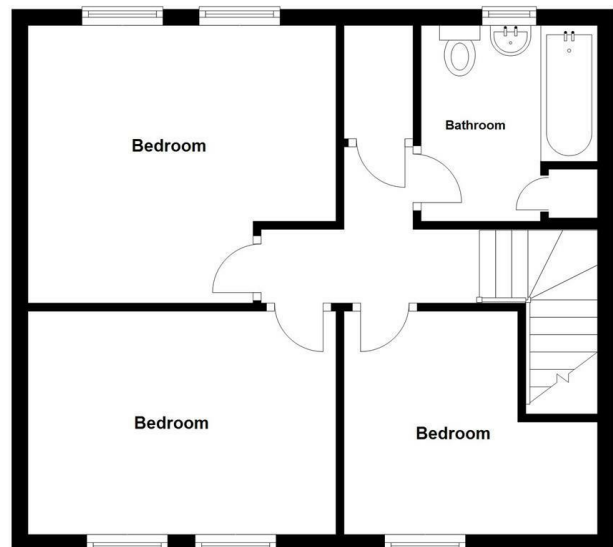
Ground Floor

Approx. 45.9 sq. metres (494.3 sq. feet)



First Floor

Approx. 44.3 sq. metres (477.3 sq. feet)



Entrance Hall

Wood laminate floor; painted tongue and groove panelling to dado rail; storage cupboard under stairs.

Lounge

16'0 x 12'4 (4.88m x 3.76m)

Fireplace with carved and painted surround; electric fire; wood laminate floor; tv aerial connection point.

Dining Room

8'11 x 7'11 (2.72m x 2.41m)

Porcelain flagged floor; open plan to:-

Kitchen

13'8 x 7'11 (4.17m x 2.41m)

Single drainer stainless steel sink unit with chrome mixer taps; good range of high gloss eye and floor level cupboards and drawers; formica worktops; Bush electric cooker with stainless steel and glass extractor unit over; Indesit washing machine; Indesit dishwasher; Daewoo fridge/freezer; porcelain flagged floor.

Rear Hall

Porcelain flagged floor.

Cloakroom

5'8 x 2'10 (1.73m x 0.86m)

White suite comprising, close coupled wc; wash hand basin.

First Floor

Landing

Painted tongue and groove panelling to dado rail; spacious study area (4'10 x 2'10) fitted with workstation with fitted shelves.

Bedroom 1

10'5 x 9'1 maximum measurements (3.18m x 2.77m maximum measurements)

L shaped; wood laminate floor.

Bedroom 2

12'4 x 9'1 (3.76m x 2.77m)

Wood laminate floor.

Bedroom 3

12'4 x 11'2 (3.76m x 3.40m)

Wood laminate floor.

Bathroom

7'11 x 7'1 (2.41m x 2.16m)

White suite comprising, panel bath with chrome mixer taps and Mira Sport electric shower over; folding glass shower panel; pedestal wash hand basin with chrome mono mixer tap; close coupled wc; hotpress with insulated copper cylinder and immersion heater; ceramic tiled walls and floor; mirror fronted bathroom cabinet.

Outside

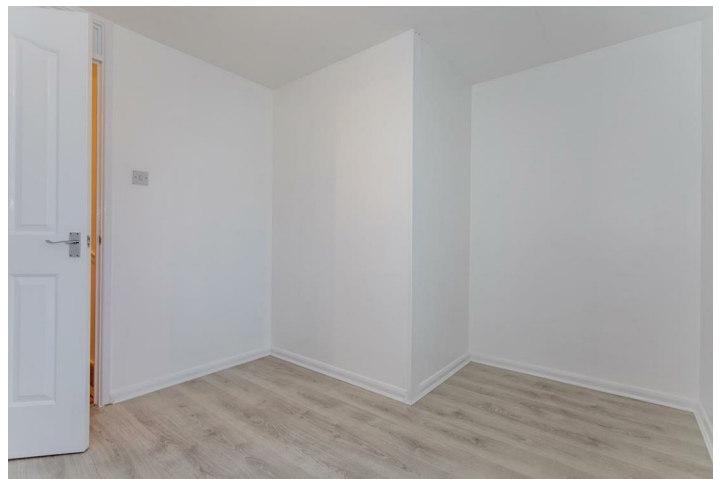
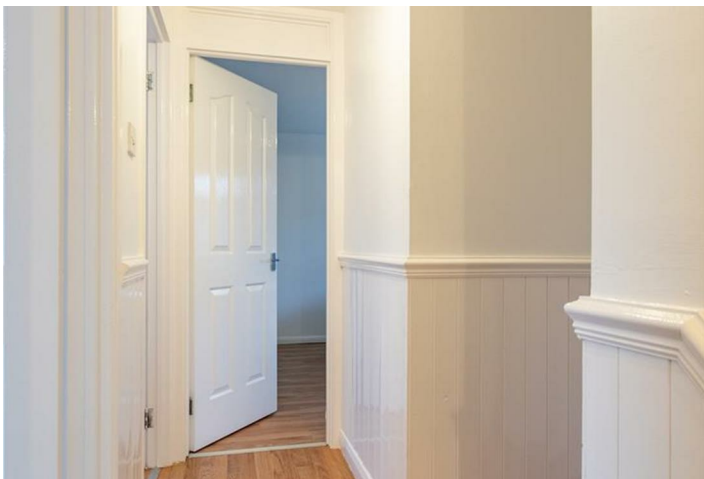
Bitmac drive providing good parking; decorative gravelled garden to front enclosed with wicket fencing; enclosed garden to rear laid out in lawns with raised timber decking and concrete patio; Warmflow oil fired boiler; PVC oil storage tank; water tap.

Capital / Rateable Value

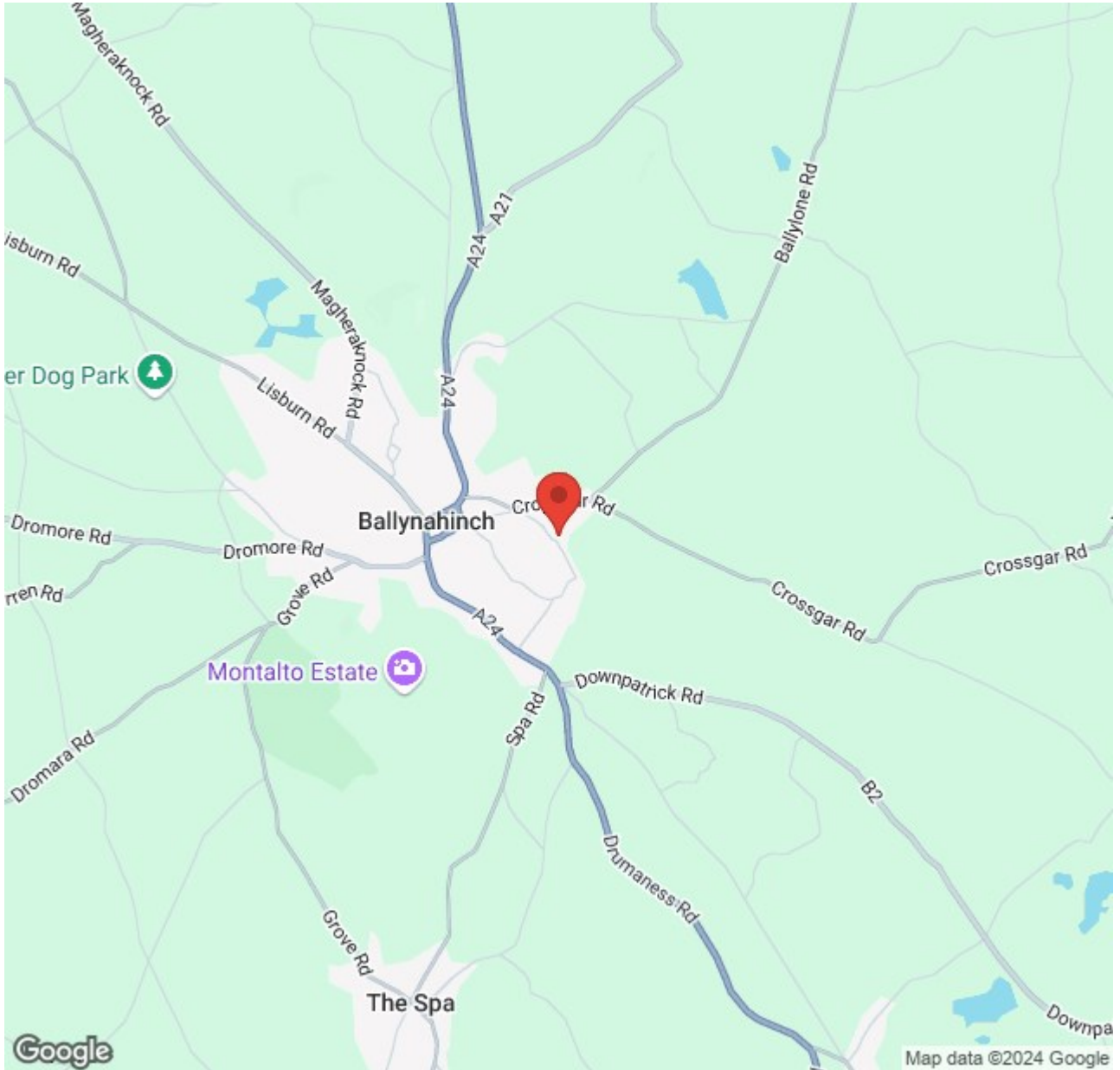
£75,000. Rates Payable = £728.85 Per Annum (Approximately)











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Saintfield
 1B Main Street, Saintfield, BT24 7AA
 T 028 97 568300

Comber
 27 Castle Street, Comber, BT23 5DY
 T 028 91 8789596

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.