



8 CROSSGAR ROAD, BALLYNAHINCH, DOWN, BT24 8EN



This handsome terrace property is situated on the ever popular Crossgar Road in Ballynahinch. The property would need extensive modernisation throughout, but gives the chance for the prospective purchaser to put their own stamp on this home. This accommodation comprises two bedrooms, living room, sitting room, kitchen and dining area, utility space and a bathroom. Outside the property further benefits from a garden to the front and rear and off street parking. We do not believe this property will be mortgageable in its current state so priority will be given to cash buyers. Recent sales in the area have proved very popular so early viewing is recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	45	1
Not energy efficient - higher running costs			
Northern Ireland EU Directive 2002/91/EC			

OFFERS AROUND £60,000

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Key Features

- Mid terrace property
- In need of modernisation
- Sitting room
- Utility room
- Popular location
- Two bedrooms
- Living room
- Kitchen with dining space
- Off street parking
- Potential rental property





Porch

2'9" x 3'2"

Wooden front door leading to small porch

Entrance Hall

14'9" x 3'2"

Glazed front door, glazed side panels, leading to entrance hall. Stairs leading to first floor. Under stair storage.

Stairs, door to:

Living Room

10'11" x 11'9"

Window to front, tiled fireplace.

Sitting Room

11'0" x 11'9"

Tiled fireplace

Kitchen

13'2" x 6'10"

Range of high and low rise units with integrated stainless steel sink and drainer. Tiled flooring and walls around units.

Window to rear.

Store

4'1" x 3'2"

Storage space under stairs

Utility Room

6'8" x 8'1"

Window to front, two windows to rear, door to rear garden.

Landing

14'4" x 6'7"

Carpeted landing

Bedroom 1

10'11" x 15'3"

Spacious bedroom. Fireplace. Wooden flooring Two windows to front.

Bathroom

White suite comprising low rise w.c, wash hand basin and bath. Tiled flooring and splash area. Window to side.

Bedroom 2

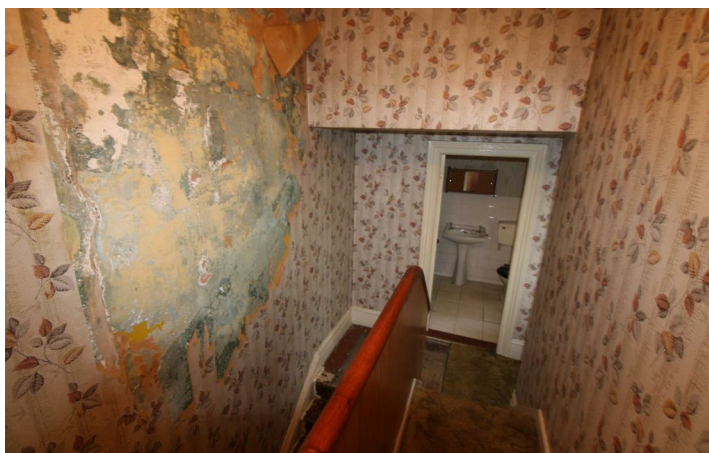
10'9" x 9'4"

Wooden flooring. Window to rear.

Outside

To the front is a small enclosed garden with metal gates. To the rear is an off street parking area and potential small garden.

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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 Margaret on .

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. 18251473

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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