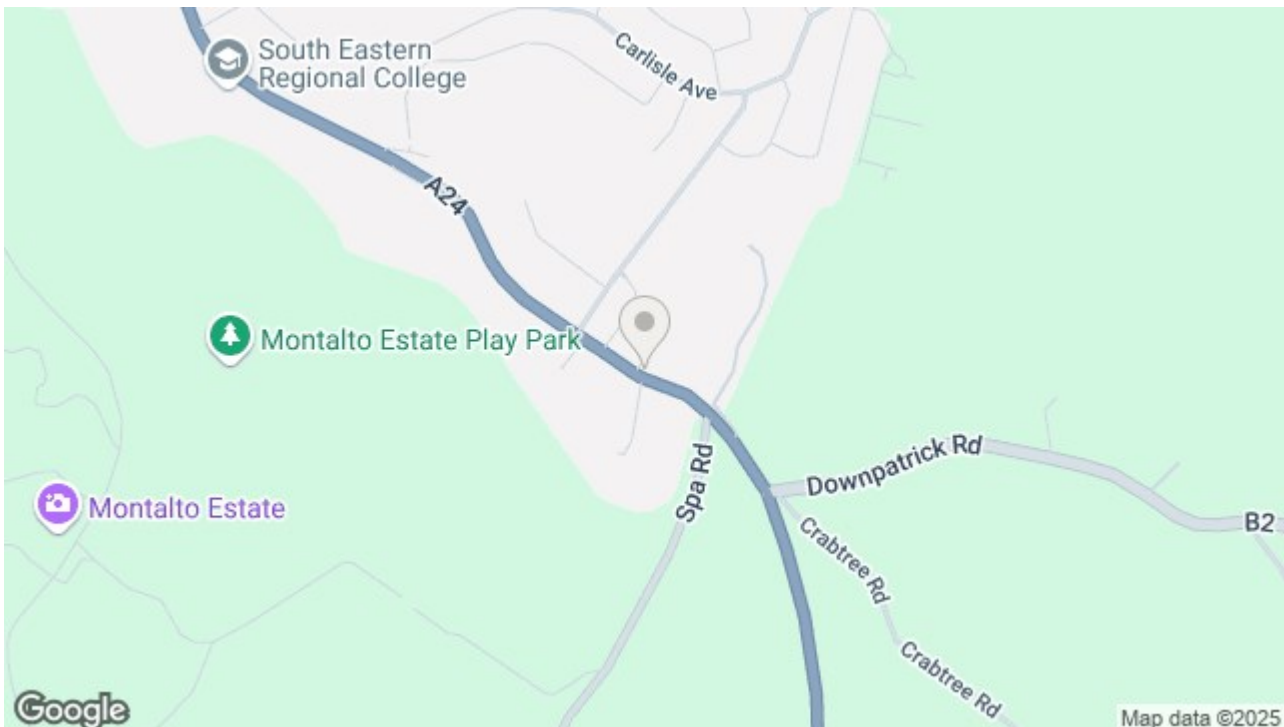




58 CHURCH ROAD, BALLYNAHINCH, BT24 8LP



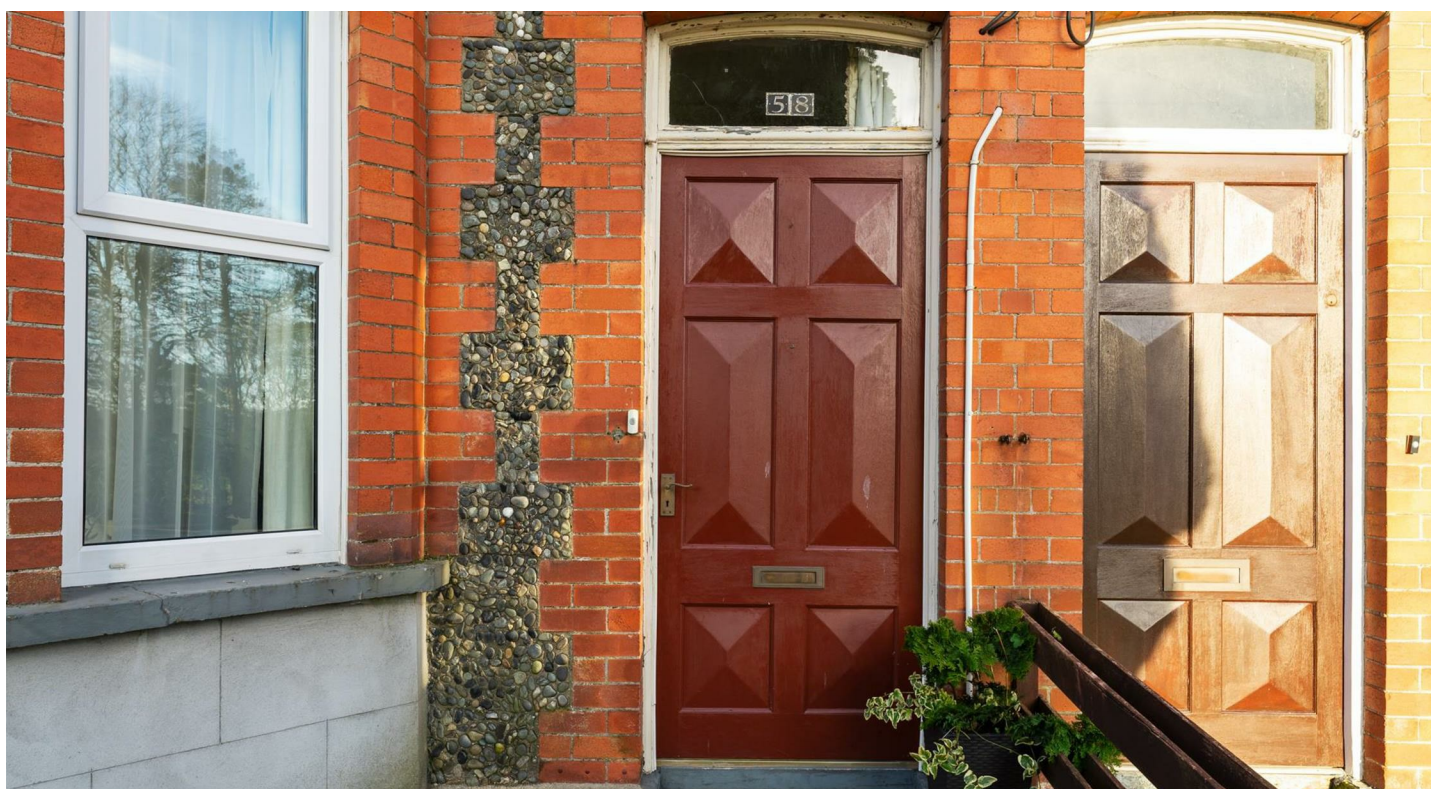
OFFERS AROUND £249,950

We are delighted to offer for sale this handsome three story semi detached home on the ever popular Church Road in Ballynahinch. Dating back to 1917, the bright spacious accommodation must be viewed to fully appreciate the character of the home including the finish, high ceilings and the bay windows.

The property on the ground floor comprises entrance hall with feature tiled flooring, spacious living/ dining area, with bay window and fireplace, kitchen with dining area and a downstairs w.c. On the first floor are three bedrooms and a family bathroom, with a fourth bedroom on the second floor.

Outside the property is set on a spacious elevated site with ample off street parking, a garage and mature gardens to the front rear and side.

Properties of this style and finish rarely come for sale so early viewing is advised.



At a glance:

- Handsome three story semi detached
- Living/ Dining area
- Family bathroom
- Well presented
- Off street parking and gardens
- Four bedrooms
- Kitchen with dining area
- Downstairs w.c
- Garage
- Popular location

Porch

3'10" x 5'11"

Solid wooden front door to entrance porch.

Entrance Hall

Wooden door to entrance porch with tiled flooring.

Living Room/ Dining area

23'5" x 10'10"

Large bright living room with wooden laminate flooring, feature bay windows and fireplace.

Kitchen/Dining Room

13'2" x 13'9"

A range of high and low level unit including one and a half bowl stainless steel sink unit, recess for dishwasher, washing machine, American fridge freezer, oven and hob. Tiled floor and splash area. Door to rear.

WC

2'8" x 5'11"

White suite comprising low flush w,c and wash hand basin. Tiled floor and splash area.

Landing

15'8" x 5'10"

Large landing area.

Bedroom 1

12'0" x 10'11"

Large bright living room with windows to the side and rear.

Bedroom 2

10'8" x 10'11"

Front facing bedroom with bay window and built in robes.

Bathroom

White suite comprising low flush w.c, wash hand basin, shower cubicle and bath. Tiled splash area.

Hotpress

4'0" x 5'6"

Walk in hotpress

Bedroom 3

7'0" x 5'10"

Front facing bedroom

Second floor

Bedroom 4

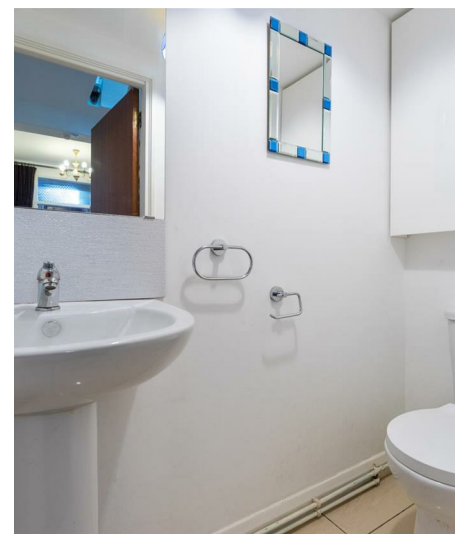
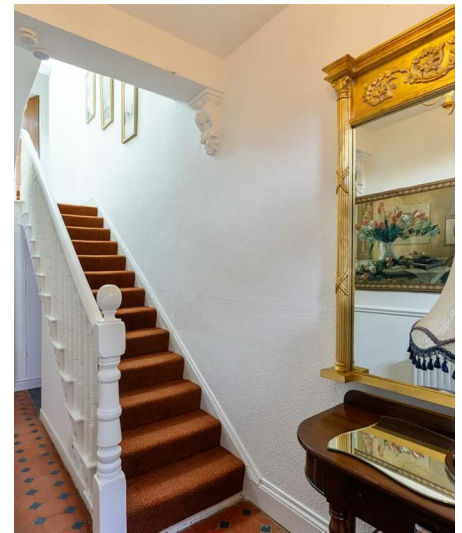
Large bedroom with two small windows.

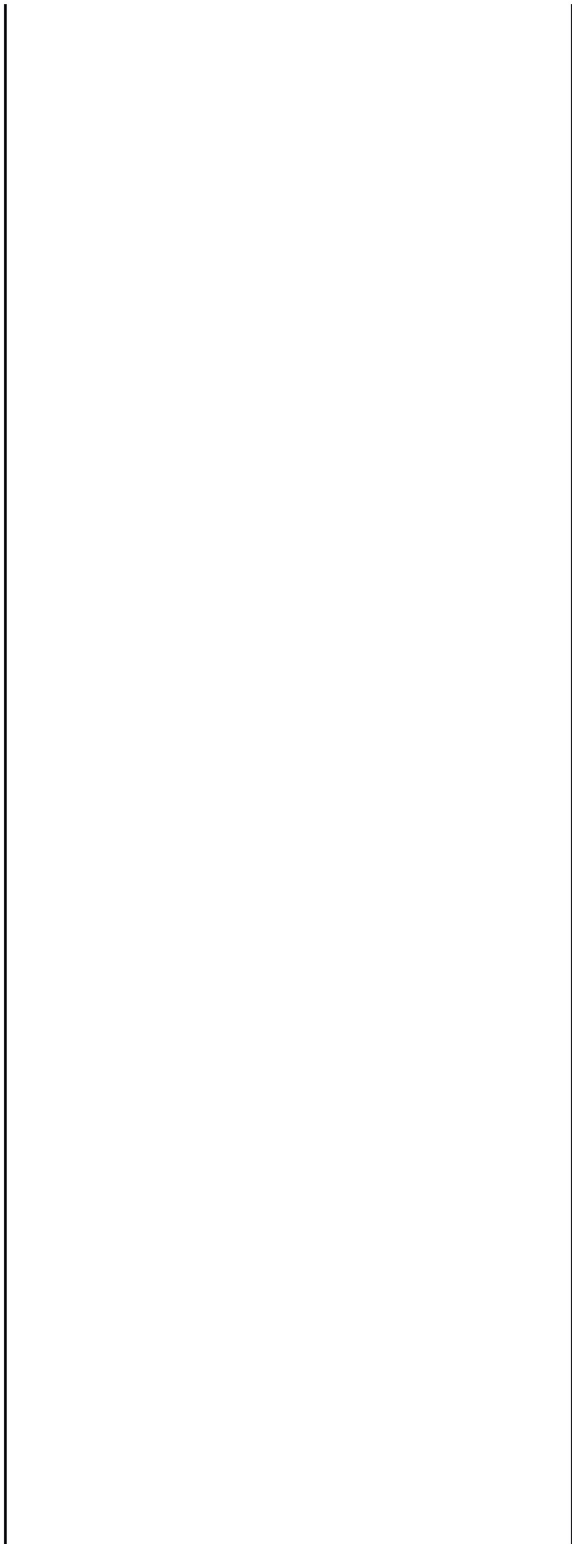
Garage

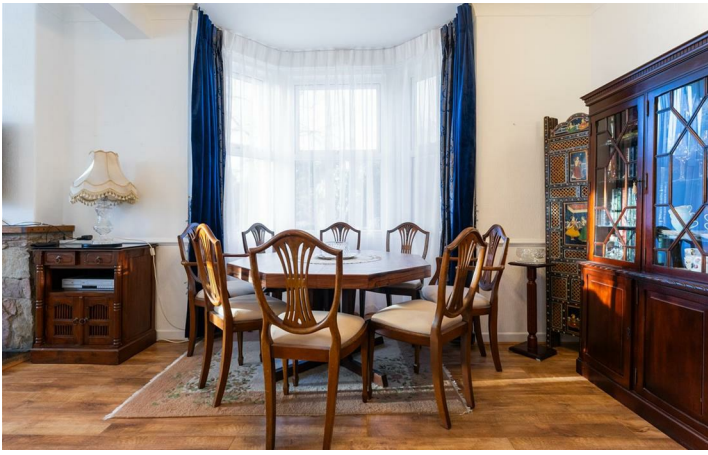
Up and over door. Power and light.

Outside

To the front and side is a tarmac driveway with ample parking and gardens with mature plantings. To the rear is a paved patio area and gardens laid out in lawns.



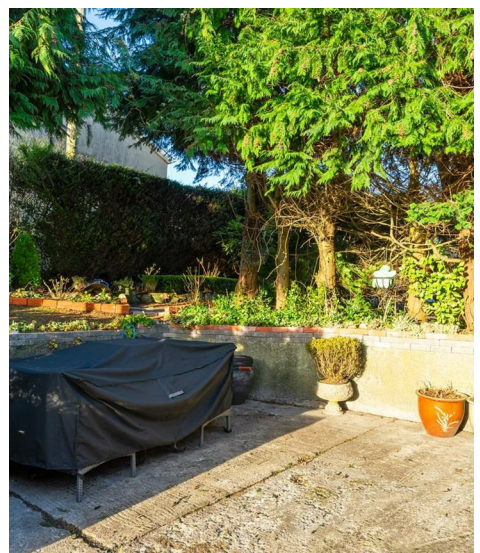















Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

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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