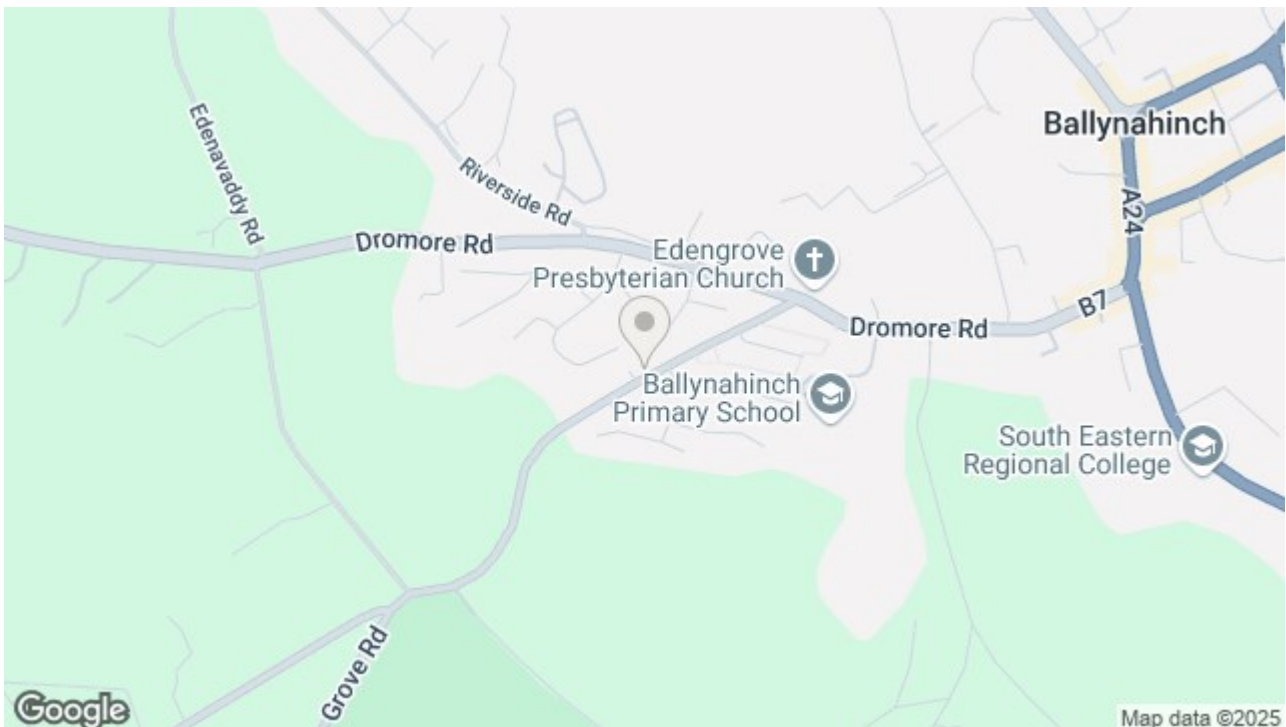




4 GROVE HILL COURT, BALLYNAHINCH, DOWN, BT24 8WL



OFFERS AROUND £119,950

This modern first floor two bedroom apartment is situated just a short walk to the centre of Ballynahinch. Finished to a high standard throughout the property comprises open plan kitchen/ living / dining room, two bedrooms and a family bathroom. The apartment has the advantage of a private entrance and benefits from gas fired central heating, PVC double glazing and has its own off street parking. This property is sure to appeal to the investor and first time buyers alike, and with recent sales in the area proving very popular every viewing is recommended.



## At a glance:

- First floor apartment
- Two bedrooms
- Family bathroom
- Great location
- Great investment of first time buy
- Beautifully presented
- Kitchen/ Living/ Dining area
- Private parking
- Fantastic views
- Walking distance to town centre

### Entrance Hall

18'0" x 6'7"

Solid wood glazed front door to entrance hall with stairs up to apartment.

### Kitchen/ Living/ Dining

23'5" x 13'3"

A range of high and low level units including stainless steel sink unit and single drainer, integrated fridge freezer, oven, hob and stainless steel extractor fan recess for washing machine. Tiled floor in kitchen/ dining area. Large bright living room.

### Bedroom 1

9'6" x 12'6"

Window to rear, door to:

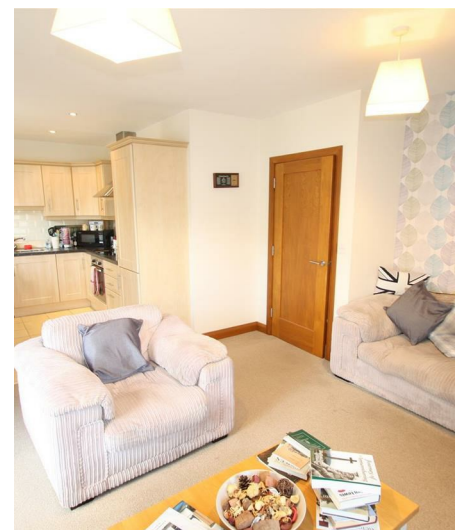
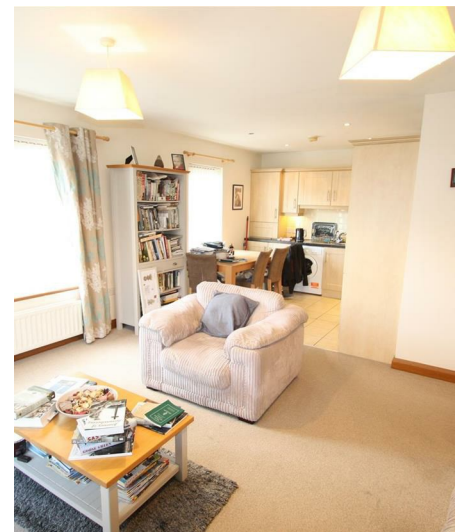
### Bathroom

White suite comprising low flush w.c, wash hand basin and panel bath with overhead shower attachment. Tiled floor and walls.

### Bedroom 2

9'8" x 11'0"

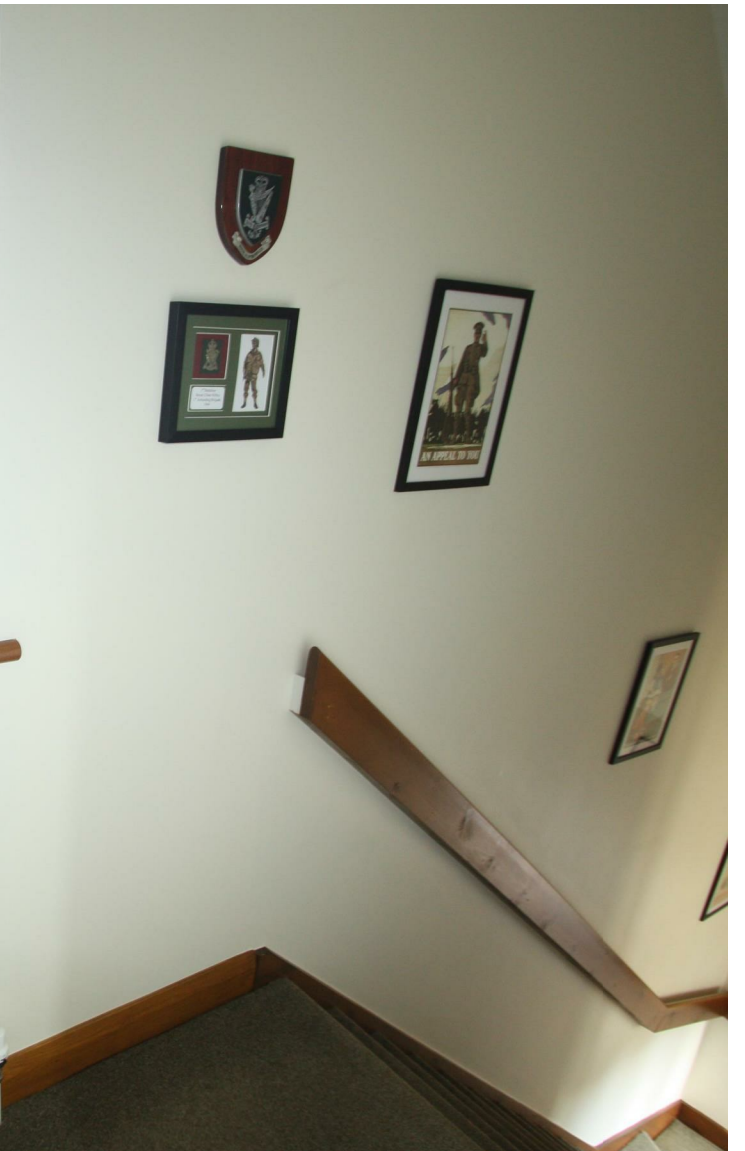
Window to side, door to:














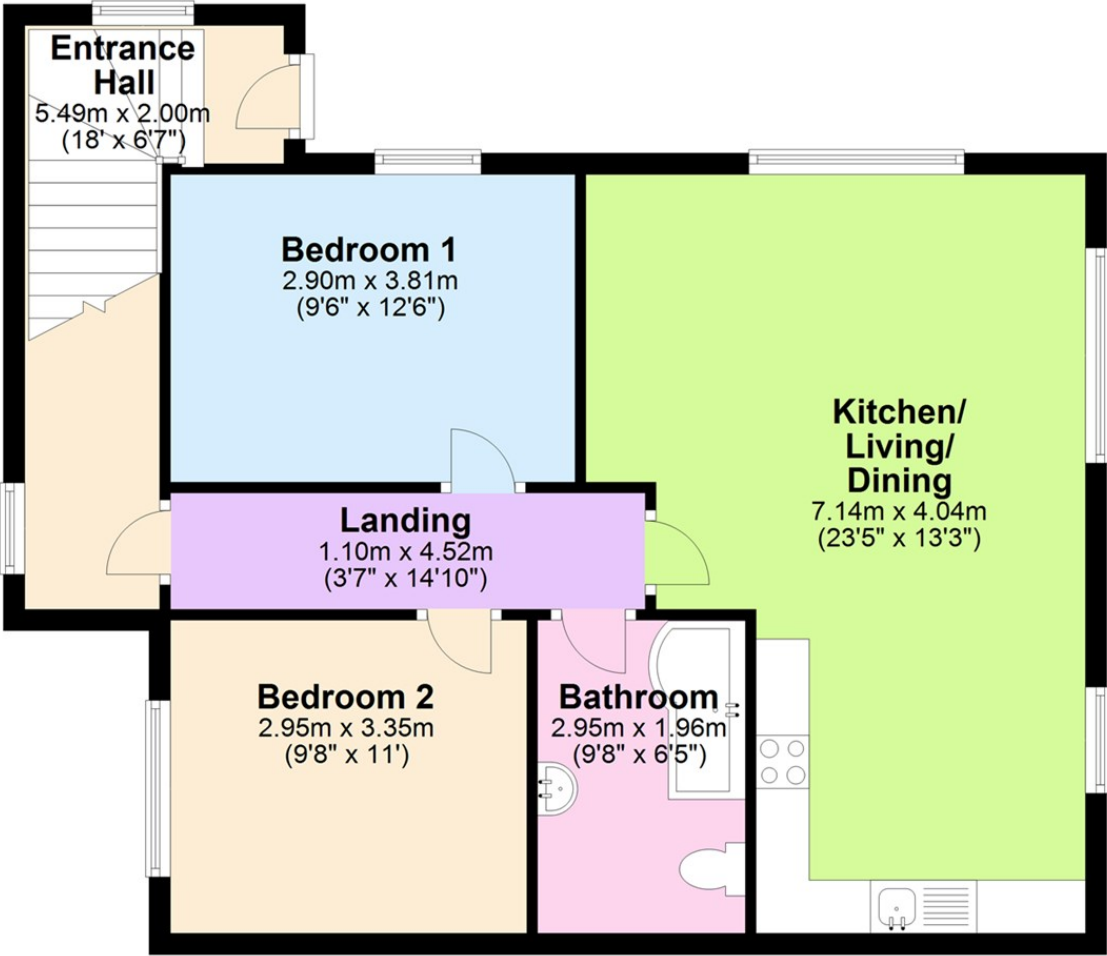






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
<i>Not energy efficient - higher running costs</i>	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

# First 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 028 9070 1000.

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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