



30 RIVERVIEW HEIGHTS, BALLYNAHINCH, BT24 8US



OFFERS AROUND £169,950

This fabulous semi detached home has been well presented and leaves little for the potential purchaser to do but move in. The spacious accommodation comprises three bedrooms, master bedroom ensuite, family bathroom, a large kitchen/ dining area, separate w.c and living room. The property further benefits from private parking and a yard to the rear. This property will appeal to many including the first time buyer, investor or those wishing to downsize somewhere within easy walking distance to the town. With so much to offer at such a reasonable price we recommend an early viewing.



At a glance:

- Semi detached home
- Master bedroom ensuite
- Kitchen/ dining area
- Family bathroom
- Off street parking
- Three bedrooms
- Living room
- Utility room
- Separate w.c
- Rear garden

Porch

5'0" x 3'10"

Solid wood glazed front door to entrance hall.

Entrance Hall

6'6" x 6'7"

Solid wooden flooring.

Living Room

11'2" x 15'2"

Living room with Juliet balcony. Fireplace with multi fuel stove and hearth.

WC

3'2" x 11'0"

White suite comprising low flush w.c and wash hand basin. Solid wood flooring.

Bedroom 3

8'6" x 11'0"

Front facing.

Ground floor

Utility Area

6'0" x 15'2"

Storage cupboard and worktop. Tiled floor.

Kitchen/Dining Room

11'8" x 15'2"

Luxury kitchen comprising a range of high and low level units including stainless steel sink unit, integrated oven, hob, fridge freezer, dish washer and extractor fan. Recess for washing machine. Tiled floor and splash. Door to rear.

Landing

9'4" x 15'2"

Hotpress.

Master Bedroom

12'2" x 11'10"

Front facing with ensuite.

En-suite

8'10" x 4'0"

White suite comprising low flush w.c, shower cubicle and wash hand basin. Tiled walls and floor.

Bathroom

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

Bedroom 2

11'4" x 6'7"

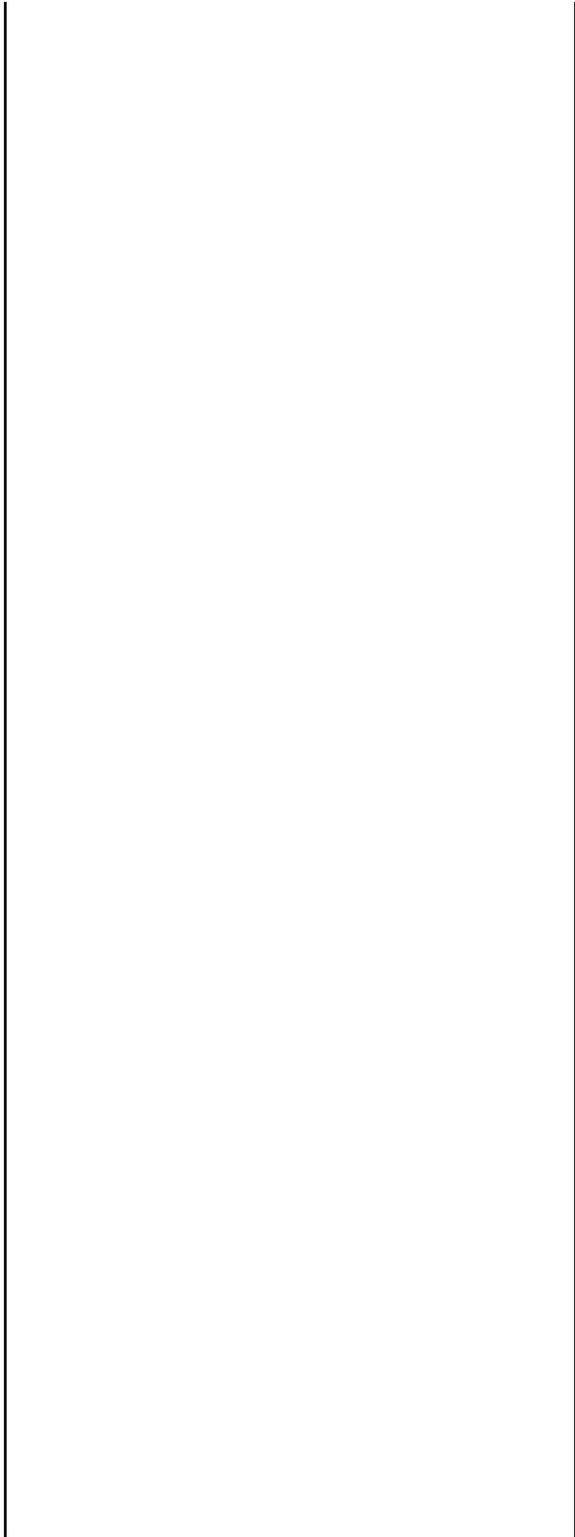
Rear facing.

Outside

To the rear is an enclosed garden with paved patio and



raised decking.
To the front is a brick
paved driveway with
ample space for parking.





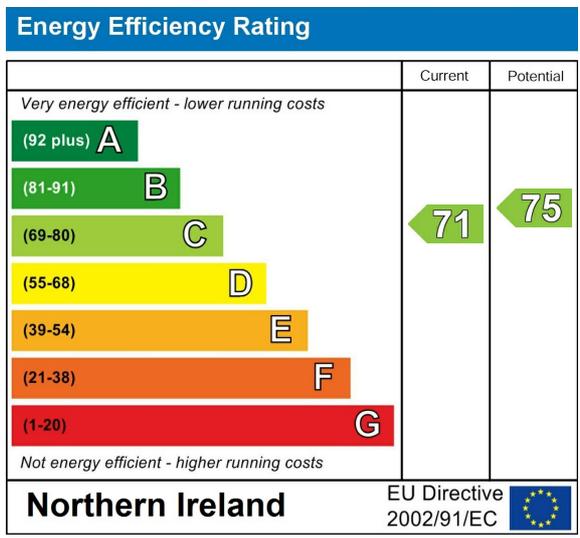












Basement



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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