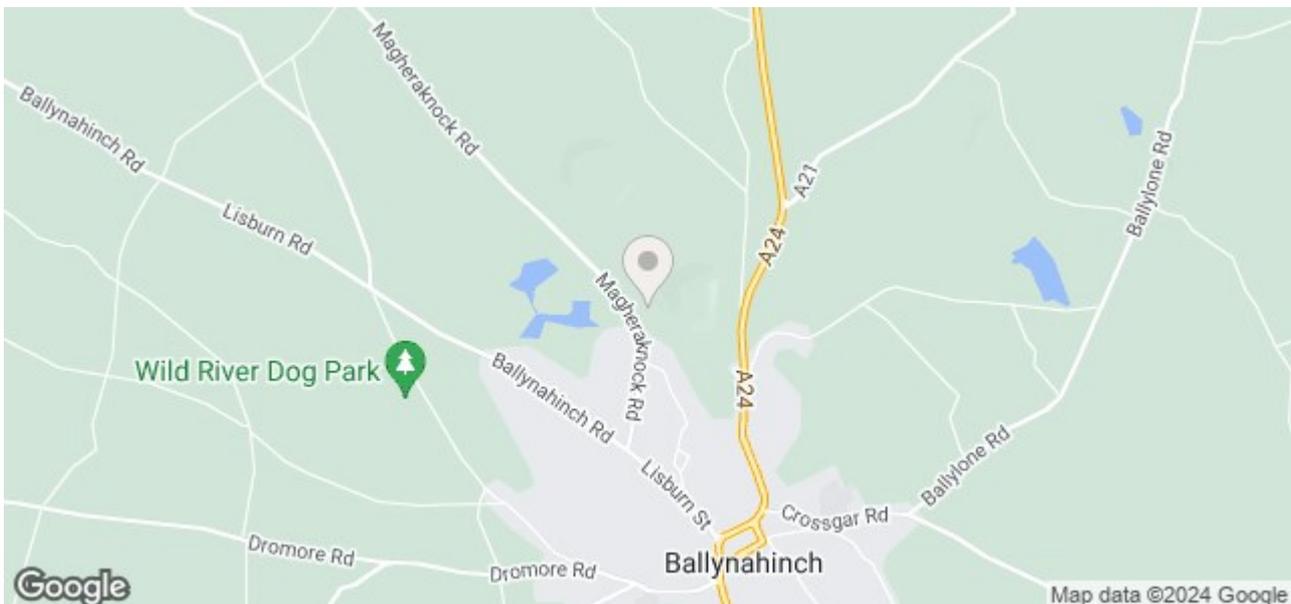




**30 MAGHERAKNOCK PARK, BALLYNAHINCH, DOWN,
BT24 8FG**



OFFERS AROUND £199,950

This beautifully presented semi detached home must be viewed to fully appreciate the standard of finish and accommodation it has to offer. The present owners have finished the property to the highest specification and the accommodation comprises living room with stove, contemporary kitchen with dining space, downstairs w.c, 3 bedrooms including master bedroom ensuite, family bathroom and further benefits from an enclosed low maintenance garden. The fantastic home is situated in a popular development on the outskirts of Ballynahinch within easy walking distance to all the local amenities and schools. With nothing to do in this property but move in, we expect good interest so we recommend viewing early.



Key Features

- Semi Detached Home
- Three Bedrooms
- Family Bathroom
- Contemporary Kitchen with Dining
- Enclosed Rear Garden
- Detached Garage
- Master Bedroom with Ensuite
- Living Room with Wood Burning Stove
- Downstairs W/C
- Popular & Convenient Location

Entrance Hall

15'7" x 7'0"

PVC glazed front door with side panel windows leading into bright and spacious entrance hall with tiled floor.

Living Room

14'1" x 10'6"

Fireplace with wood burning stove on granite hearth and feature wooden mantle.

Kitchen/Dining

11'0" x 17'10"

Range of high and low rise units with stainless steel sink and drainer and tiled splash backs. Electric oven and hob with overhead stainless steel extractor fan. Recess for fridge/freezer and dishwasher. Space for dining. Double patio doors to rear garden. Tiled floor.

WC

5'7" x 2'9"

White suite encompassing low flush W/C and wash hand basin with feature tiled splash back. Tiled floor.

Landing

Access to hot press.

Master Bedroom

10'8" x 10'8"

Rear facing.

En-suite

3'10" x 7'10"

White suite encompassing low flush W/C, vanity wash hand unit and shower. Fully tiled walls and floor. Towel radiator.

Bedroom 2

10'2" x 10'8"

Front facing.

Bedroom 3

6'11" x 7'6"

Front facing.

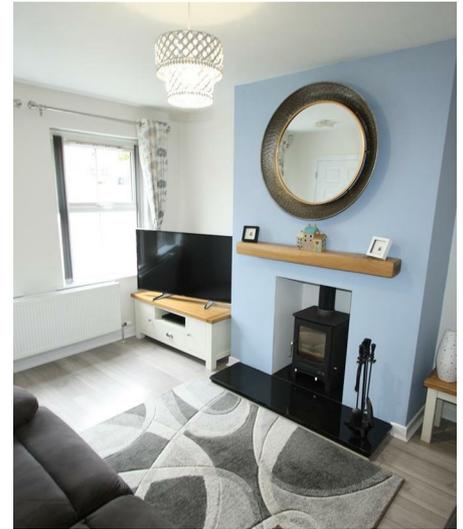
Bathroom

White suite encompassing low flush W/C, vanity wash hand unit and bath with overhead shower. Fully tiled walls and floor. Towel radiator.

GARAGE

20'0" x 12'4"

Detached garage with up and over door. Side door access from garden. Power and light. Plumbed for washing machine and tumble dryer.



OUTSIDE

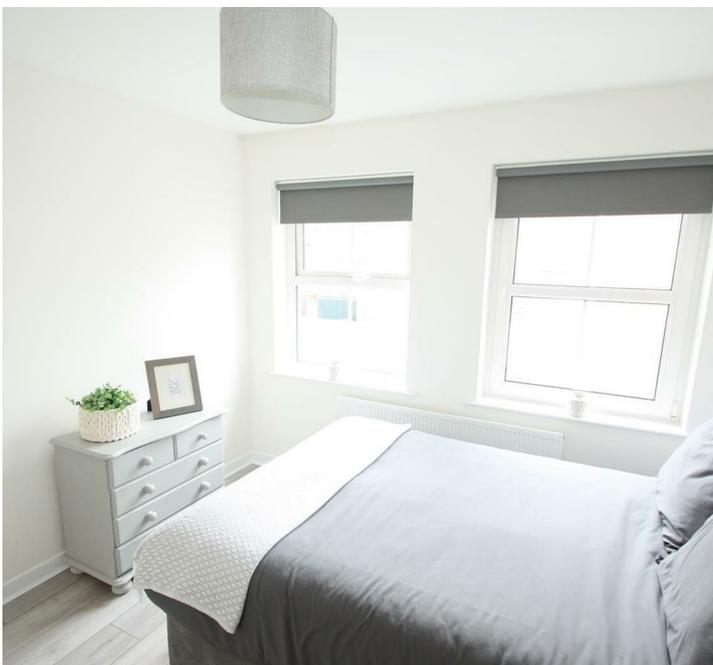
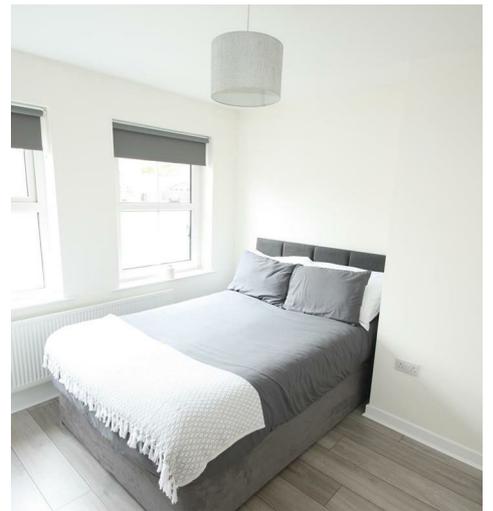
To the front - tarmaced driveway with ample space for off street parking and access to detached garage. Lawned area. To the rear - enclosed rear garden with lawned area and patio area ideal for outside entertaining.

Other Specifications

Zoned Security Alarm System







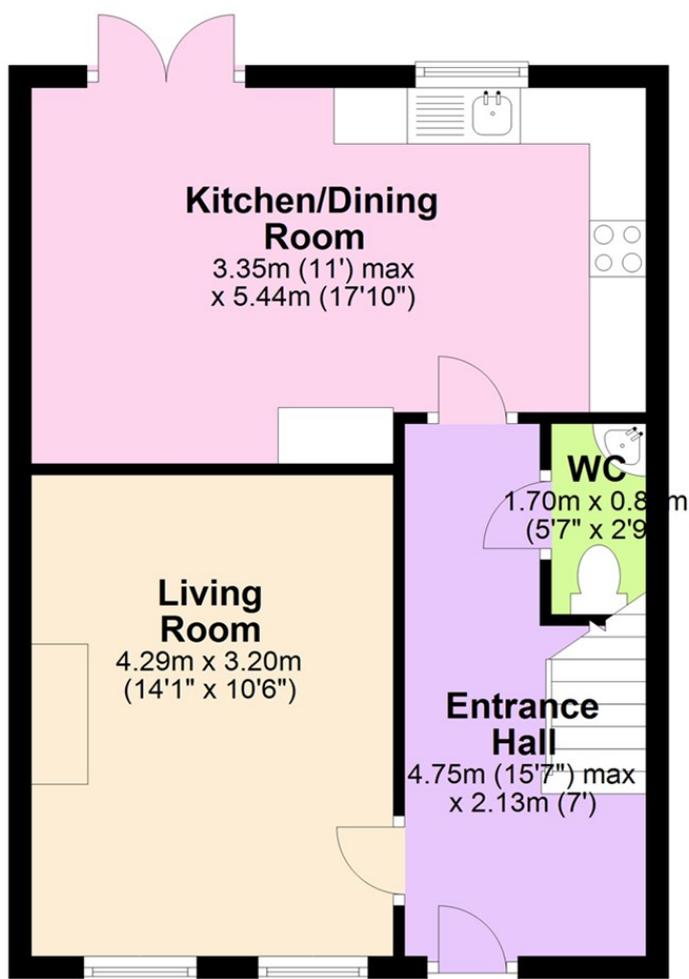


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</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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PRS Property Redress Scheme

OFT Approved code

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