

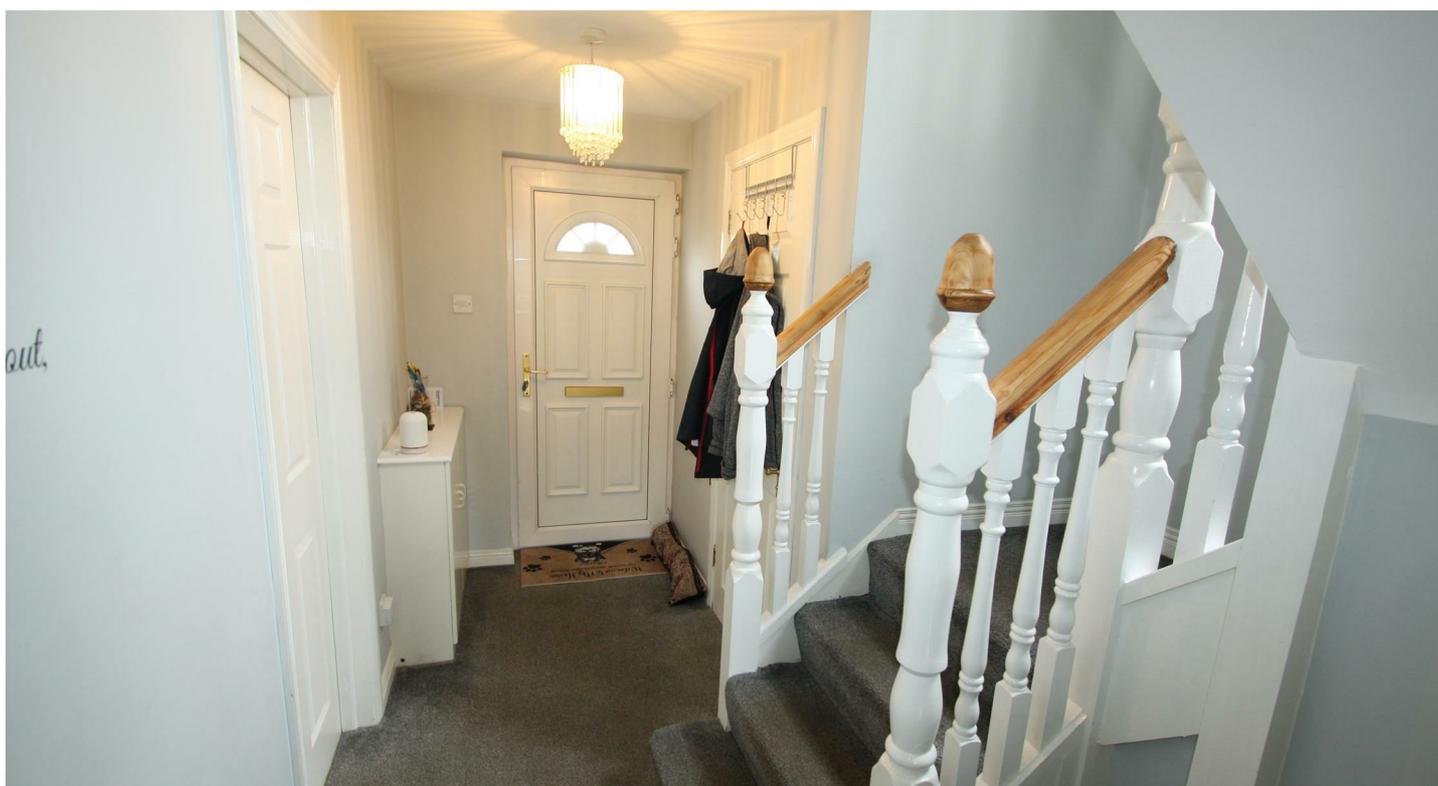


4 RIVERCROFT, BALLYNAHINCH, BT24 8TU



OFFERS AROUND £165,000

We are pleased to offer for sale this beautifully presented four bedrooms semi detached home in the ever popular Rivercroft development. The family home is well presented throughout by the current owners and leaves little to do but move in your furniture. The property comprises living room, dining room, kitchen, shower room, four bedrooms and a family bathroom. Outside the property further benefits from a large family friendly garden to the rear with patio and lawned areas and off street parking to the front. Property rarely comes for sale in this area, and with so much to offer, with four bedrooms and large gardens, early viewing is recommended.



At a glance:

- Semi detached home
- Living room
- Kitchen
- Family bathroom
- Well presented
- Four bedrooms
- Dining room
- Shower room
- Large garden
- Popular Location

Entrance Hall

12'5" x 7'9"

UPVC glazed front door leading to entrance hall. Window to side, stairs, door to first floor;

Shower Room

5'5" x 3'0"

Corner shower unit with electric shower, fully tiled walls, tiled flooring.

Living Room

14'5" x 11'7"

Cast iron fireplace with open fire, wood surround, tiled hearth. Wood laminate flooring leading to dining area.

Dining Room

9'9" x 9'3"

Door leading to kitchen, wood laminate flooring.

Kitchen

11'9" x 10'1"

Range of high and low level units incorporating stainless steel sink unit and a half, electric hob, extractor fan, built in oven, space for microwave, space for fridge/freezer, plumbed for washing machine, wall tiling, tiled flooring. Door to entrance hall.

Landing

6'9" x 9'3"

Spacious landing with walk in hot press 4'5" x 2'0"

Bedroom 1

5'4" x 9'3"

Front facing room,

Bedroom 2

12'7" x 10'1"

Front facing room.

Hotpress

4'5" x 2'1"

Hot press with built in shelving.

Bedroom 3

11'8" x 10'1"

Rear facing room.

Bedroom 4

5'6" x 9'3"

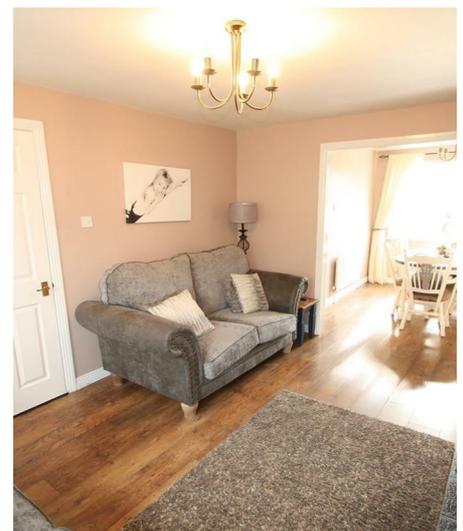
Rear facing room.

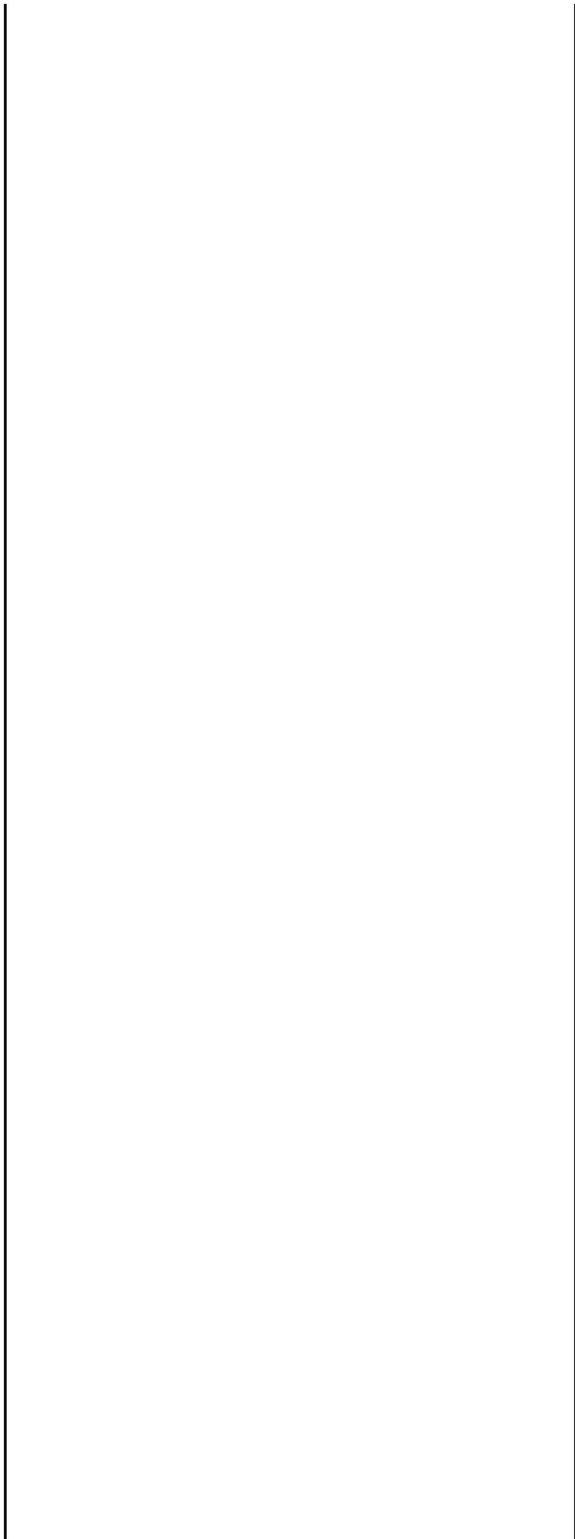
Bathroom

Family bathroom with white suite encompassing bath with telephone shower attachment, pedestal wash hand basin, low flush wc, fully tiled walls, and tiled flooring.

Outside

Garden to front with pebbles, tarmac driveway to side, Extensive garden to rear laid to lawn looking over Ballynahinch River.













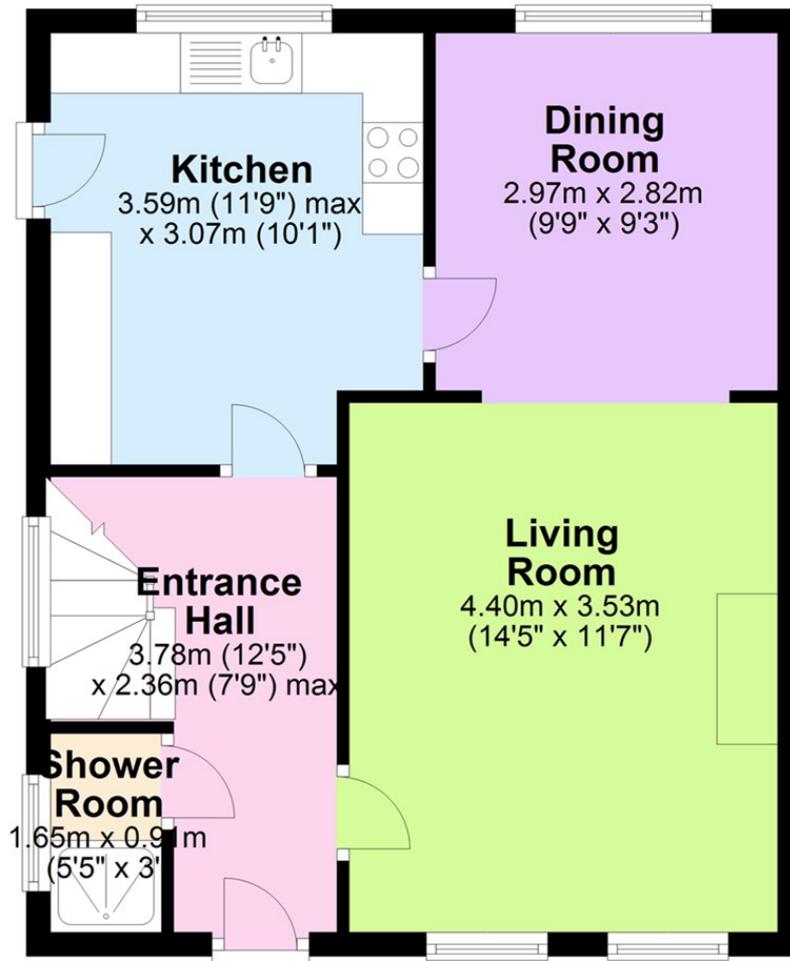






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

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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