

ULSTER PROPERTY SALES

# UPS

**BALLYNAHINCH BRANCH**

2 Main Street, Ballynahinch, County  
Down, BT24 8DN

0289 756 1155

ballynahinch@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**7 ANTRIM ROAD, BALLYNAHINCH, BT24 8AN**

**OFFERS AROUND £69,950**

We are pleased to offer for sale this two bedroom terrace, situated in the centre of Ballynahinch with walking distance to all the local amenities. The property comprises living room, kitchen, bathroom and two bedrooms, there is also a small outhouse to the rear. The property would need modernised throughout. Property at this price rarely come for sale in Ballynahinch and will surely appeal to first time buyers and investors alike.



## Key Features

- Terrace property
- Living room
- Bathroom
- Outhouse
- Two bedrooms
- Kitchen/ dining area
- Needs modernised
- Good rental potential



### Entrance Hall

14'0" x 3'3"

Wood glazed front door leading to entrance hall. Door to living room, stairs to first floor.

### Living Room

23'9" x 9'8"

Living room with tiled fireplace and hearth, leading to kitchen/dining.

### Store

9'5" x 3'3"

storage under stairs.

### Kitchen/Dining Room

9'4" x 11'0"

Range of high and low level units, incorporating single drainer stainless steel sink. Door to rear.

### Landing

### Bedroom 1

9'5" x 11'0"

Rear facing room.

### Bathroom

Suite comprising bath, with electric shower over, pedestal wash hand basin, low flush wc. partially tiled walls, Skylight window.

### Hotpress

Shelving and copper tank

### Bedroom 2

10'7" x 13'0"

Front facing room.

### Outbuilding

11'6" x 7'6"

Brick built shed to rear.

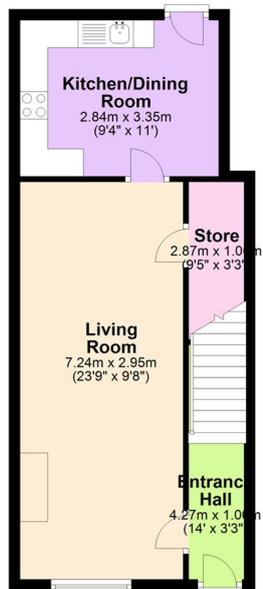








**Ground Floor**



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>		51
(39-54) <b>E</b>	28	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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 Aaron Ferris on .

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. 17722053**

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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