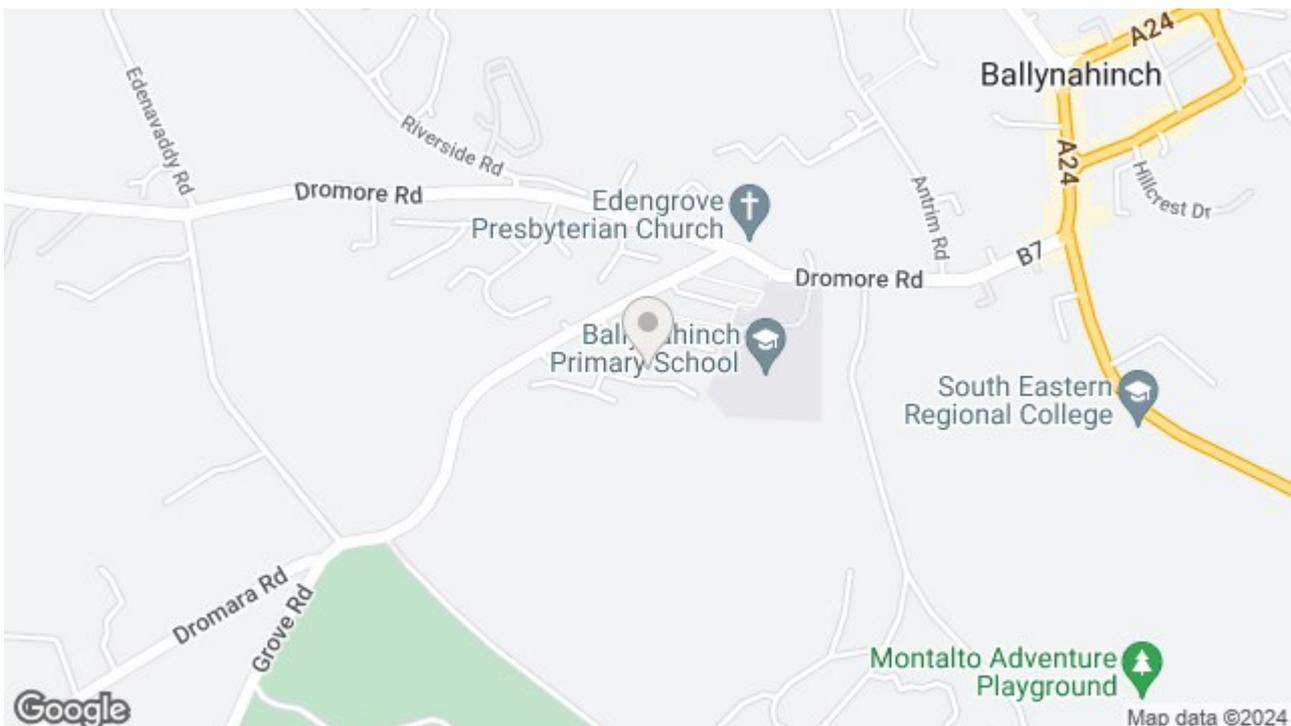


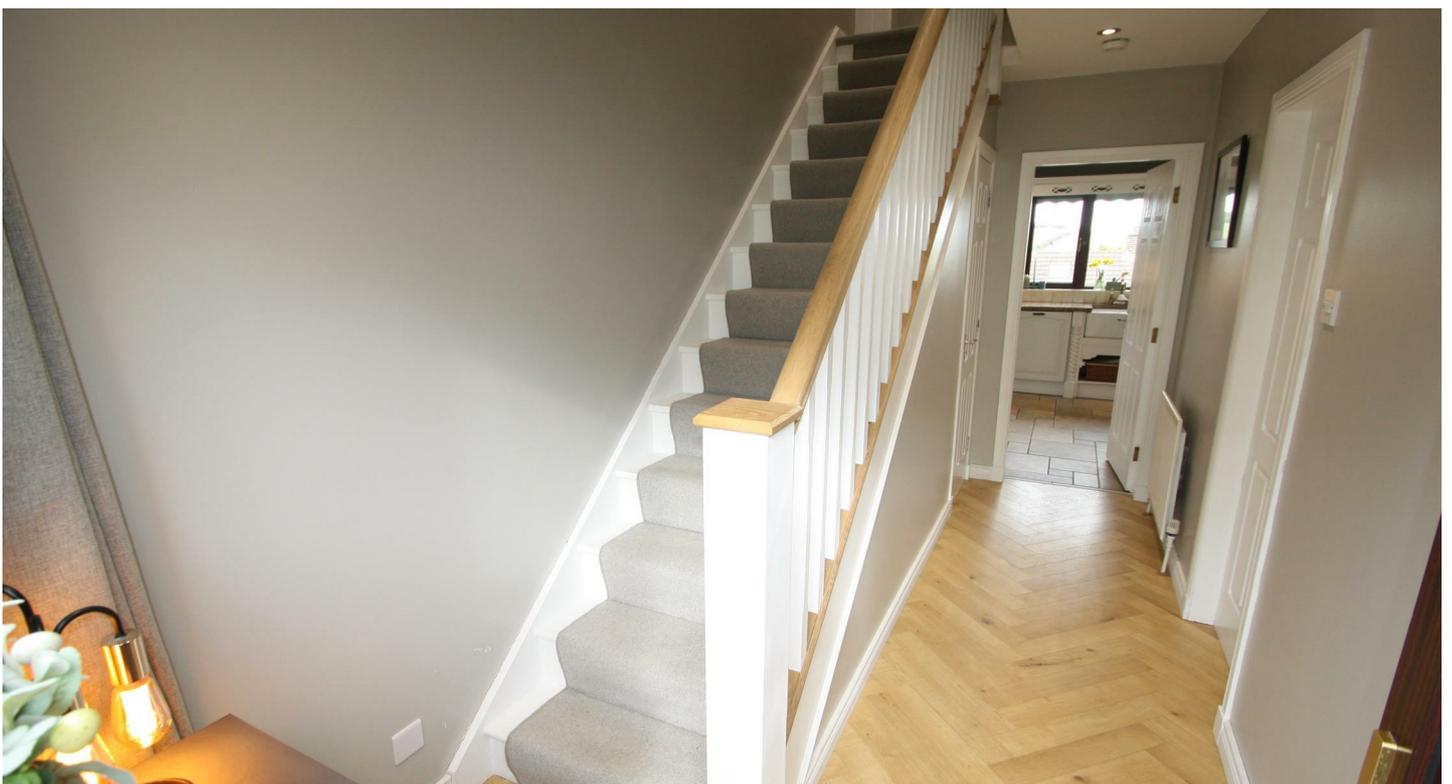


16 WOODRIDGE, BALLYNAHINCH, DOWN, BT24 8XB



OFFERS AROUND £275,000

This fantastic extended detached family home in the ever popular Woodridge development has a lot more to offer than meets the eye. Only on internal inspection will you fully appreciate the substantial and adaptable accommodation combined with the high standard of finish. Internally the property comprises living room, sitting room, fantastic extended sunroom with dining area, kitchen, downstairs w.c and on the first floor 4 bedrooms, master bedroom ensuite, and a family bathroom . Externally the property further benefits from a integrated garage, an enclosed family friendly private rear garden with beautiful decked area and ample parking at the front. Beautifully presented throughout, we recommend early viewing.



## At a glance:

- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Sunroom with feature vaulted ceiling & wooden beams
- Downstairs Cloakroom
- Beautifully Presented Throughout
- Master Bedroom with Ensuite
- Kitchen/Living/Dining & Separate Utility Room
- Family Bathroom
- Well Presented Gardens

### Entrance Hall

PVC glazed front door leading into bright and spacious entrance hall with solid wooden parquet style flooring.

### Cloakroom

4'11" x 2'9"

White suite comprising low flush wc and wash hand basin.

### Living Room

16'10" x 13'3"

Large bright living room with wooden parquet style flooring. Fireplace with wood burning stove, tiled inset, slate hearth and feature wood mantle. Bay window. Built in storage units and shelving. Double doors leading to sitting room.

### Sitting Room

11'4" x 9'5"

Views to rear. Wooden flooring. Feature wooden paneled wall.

### Kitchen / Dining

11'5" x 10'7"

Range of high and low level units incorporating granite worktops, integrated oven and gas hob, electric extractor fan, integrated dishwasher, integrated microwave, Belfast sink, glazed display units and an integrated wine rack. Tiled flooring and wall tiling to splash.

Through to space for formal dining.

### Sunroom

23'9" x 11'9"

Fantastic spacious sun room with feature Belfast brick walls and reclaimed beams into vaulted ceiling. Tiled flooring. Door to side and decking area.

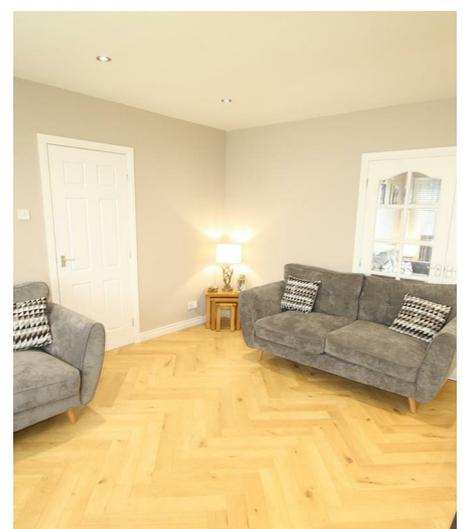
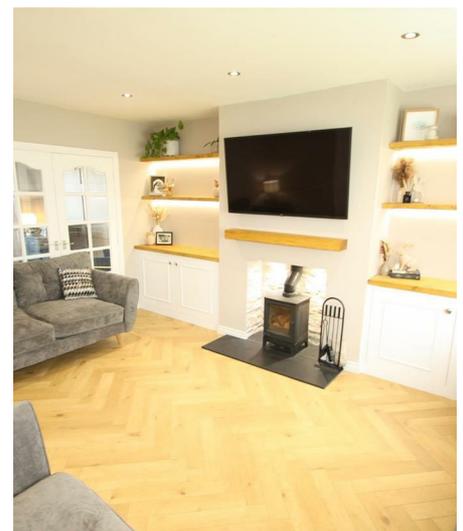
### Utility Room

32'9" x 29'6" x 29'6" x 32'9"

Range of high and low rise units with stainless steel sink and drainer. Recess for washing machine and tumble dryer. Feature tiled floor. Door to garage.

### First Floor

Landing area with access to roofspace.



### **Bedroom One**

17'3" x 10'5"

Front facing room with ensuite.

### **Ensuite**

10'6" x 6'7"

White suite comprising shower, double sink vanity unit and low flush wc. Feature tiled floor and wood panelled walls.

### **Bedroom Two**

11'5" x 11'4"

Rear facing room, wood laminate flooring.

### **Bedroom Three**

12'7" x 11'0"

Front facing room, wood laminate flooring.

### **Bedroom Four**

8'3" x 8'8"

Front facing room, wood laminate flooring.

### **Bathroom**

10'3" x 8'2"

White suite comprising panelled bath with telephone shower attachment, low flush wc and wash hand basin. Laminate flooring, walls tiled to splash, tongue and groove wall panelling. Heated towel rail, hotpress.

### **Integrated garage**

8'3" x 9'9"

Up and over door. Power and light.

### **Outside**

Well presented gardens to the front laid out in lawn with brick paved driveway and plantings. To the rear is a raised decked area and patio area. Various mature plantings and pebbled beds.

Fantastic views over Ballynahinch.











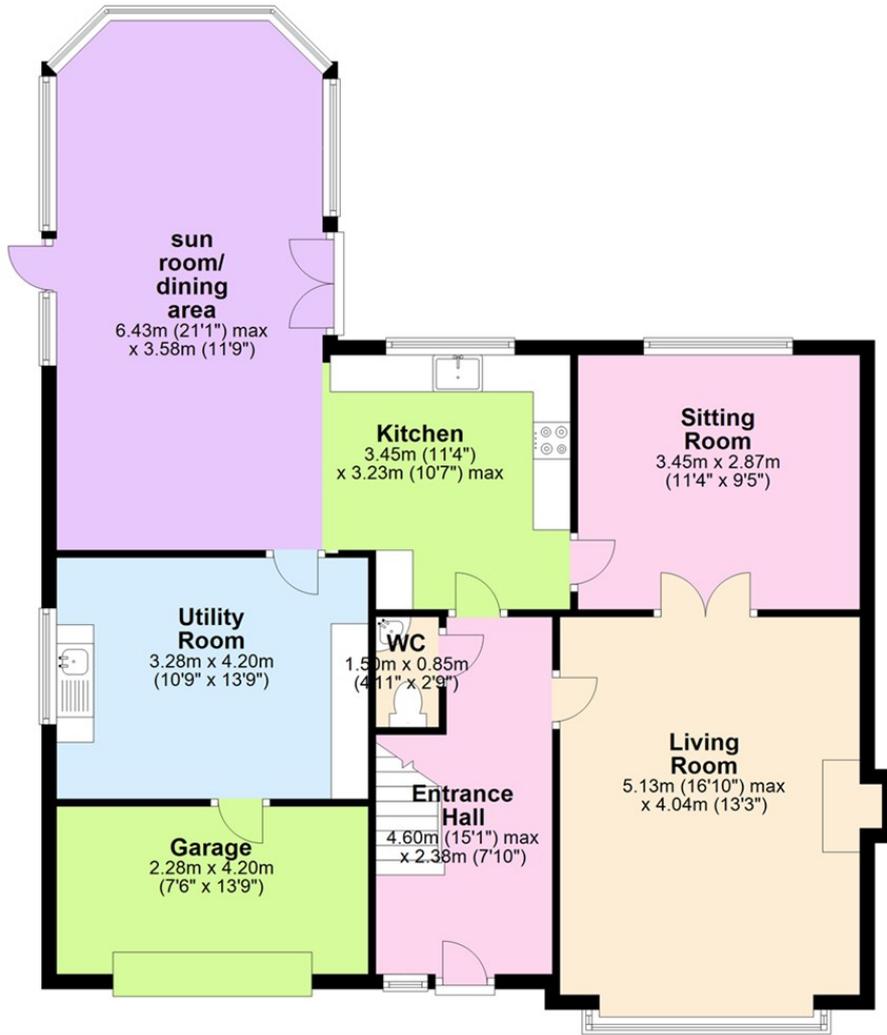






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	<b>54</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

## 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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