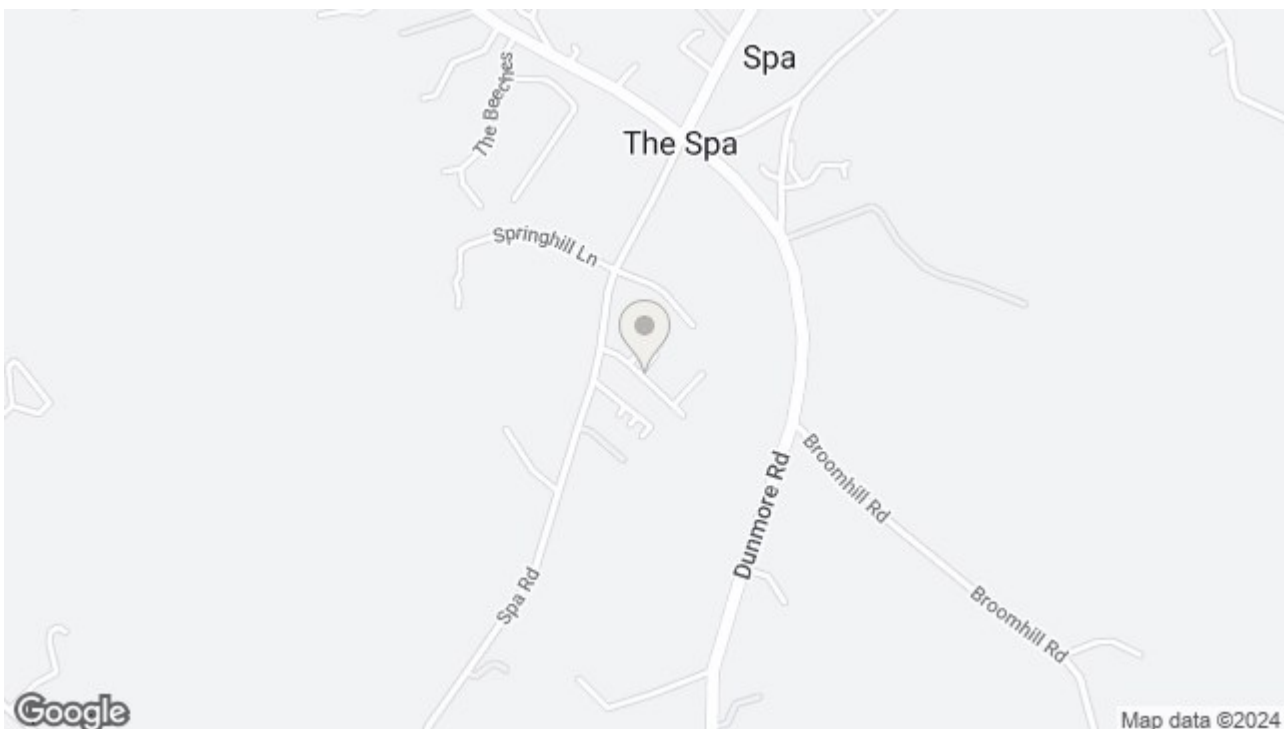




19 HILLSIDE, SPA, BALLYNAHINCH, DOWN, BT24 8PS



OFFERS AROUND £145,000

We are pleased to offer for sale this fantastic home in the ever popular Hillside development in the Spa, which has a lot more to offer than meets the eye. Only on internal inspection will you fully appreciate the beautifully presented accommodation combined with the high standard of finish. Internally the property comprises living room, kitchen/dining room, three bedrooms and a family bathroom. Externally the property has an enclosed private rear yard area with outbuilding and well presented lawned garden to the front. We would recommend early viewing.



At a glance:

- Terraced House
- Three Bedrooms
- Living Room with feature electric fire
- Well Presented Front Garden & Rear Patio Area
- Beautifully Presented Throughout
- Family Bathroom
- Contemporary Kitchen/Dining
- Popular Location

Entrance Hall

11'8" x 3'9"

PVC glazed front door into bright entrance hall. Wooden laminate flooring.

Living Room

14'2" x 13'9"

Bright and spacious living room with feature built in electric fire and wooden over beam. Wooden laminate flooring.

Kitchen/Dining Room

12'3" x 17'0"

Contemporary kitchen with range of high and low rise units with stainless steel sink and drainer. Gas hob with overhead stainless steel extractor fan; electric oven; recess for fridge/freezer. Island unit with granite work top and built in wine fridge. Seating area. Double patio doors to rear yard area.

Landing

9'9" x 5'11"

Access to hot press.

Bedroom 1

12'2" x 10'7"

Rear facing. Built in robe.

Bathroom

8'0" x 6'0"

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

Bedroom 2

12'5" x 9'1"

Front facing. Built in robe.

Bedroom 3

9'0" x 7'6"

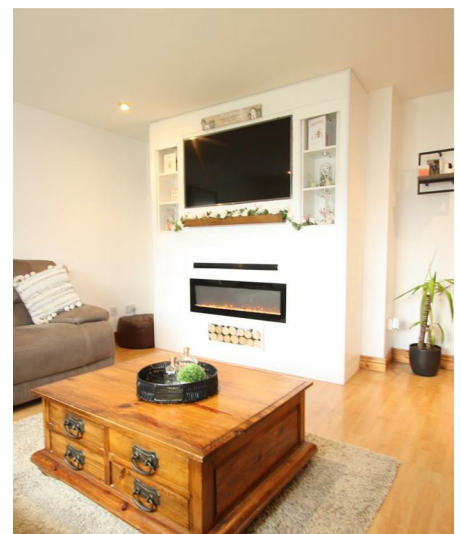
Front facing. Built in robe.

OUTSIDE

To the front - well presented lawned area with feature stoned flowerbeds with mature shrubbery. To the rear - enclosed rear yard area ideal for outside entertaining with access to outbuilding with utility area.

Outbuilding

With utility area and tiled floor; plumbed for washing machine and tumble dryer. Power, light and water.



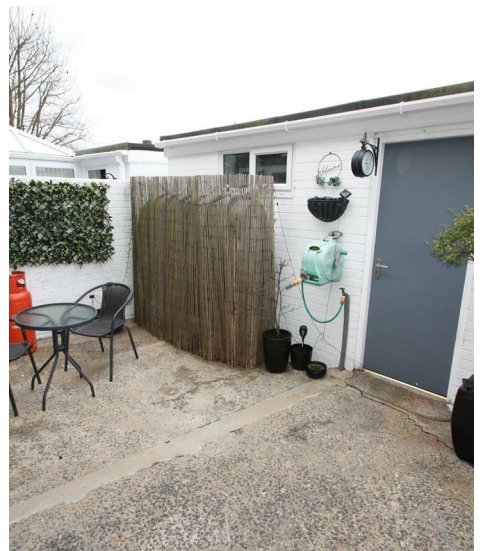









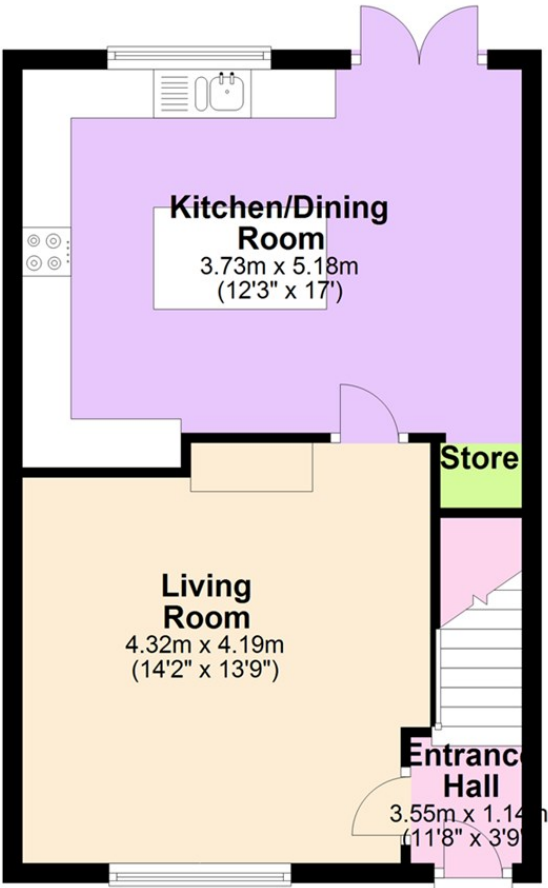






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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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