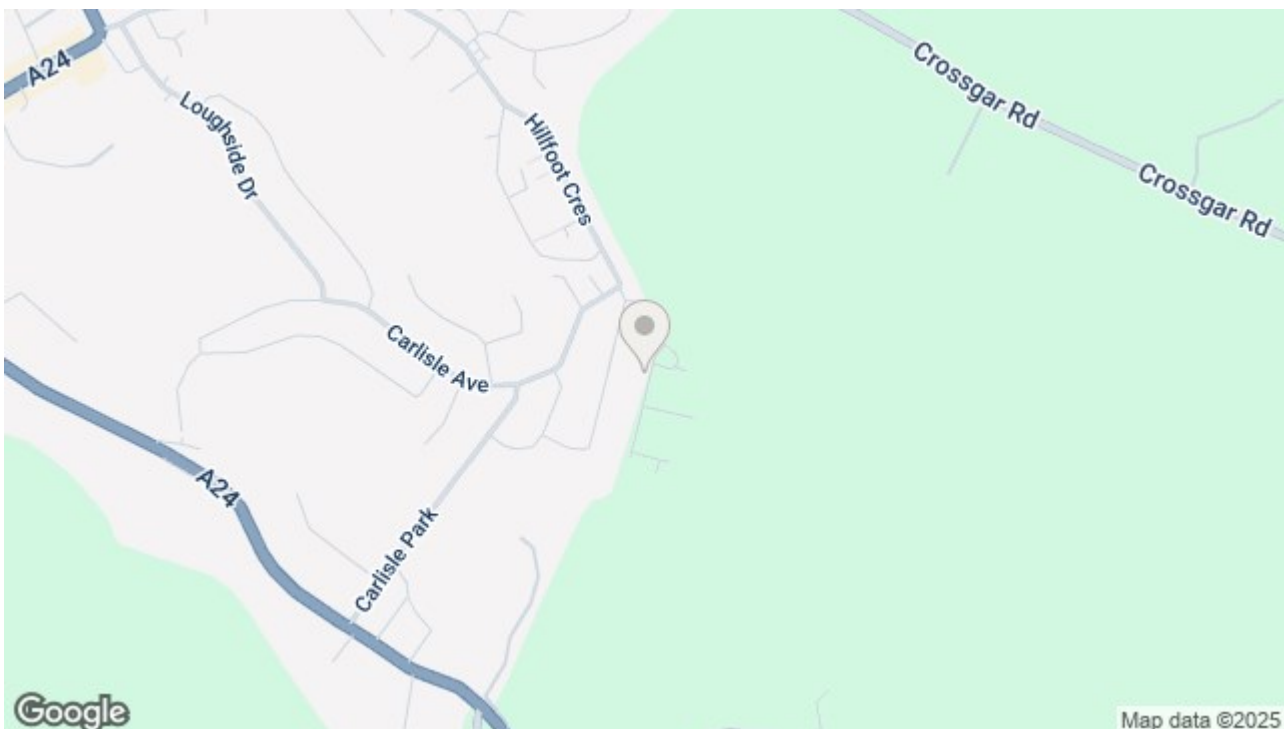




12 MILLBANK GROVE, BALLYNAHINCH, DOWN, BT24 8WQ



OFFERS AROUND £225,000

We are delighted to offer for sale this beautifully presented semi detached home in this popular residential area in Ballynahinch. The property is only a few years old and comprises living room with stove, modern fitted kitchen with dining area and open plan through to sunroom, downstairs w.c, three bedrooms (master ensuite) and a family bathroom. Only on internal inspection will you truly appreciate the show house style feel along with the high specification of finish used throughout the kitchen, bathroom and living room. The property also benefits from an enclosed rear garden with lawned area and patio ideal for outside entertaining. With so much to offer in this fantastic family home plus being within easy commuting distance to both Belfast and Lisburn, we recommend early viewing.



At a glance:

- Semi Detached Home
- Three Bedrooms; Master with ensuite
- Living Room with wood burning stove
- Downstairs W/C
- Popular & Convenient Location
- Beautifully Presented Throughout
- Family Bathroom
- Kitchen/Dining open plan through to Sunroom
- Enclosed Rear Garden

Entrance Hall

6'7" x 6'7"

PVC glazed front door into bright and spacious entrance hall with tiled floor. Under stair storage.

Living Room

18'0" x 11'6"

Bright living room with two windows to front. Wooden flooring. Wood burning stove on granite hearth.

Kitchen/Dining Room

11'8" x 15'1"

Contemporary kitchen with range of high and low rise units with integrated stainless steel sink and drainer with feature tiled splash backs. Electric oven and hob with overhead stainless steel extractor fan. Integrated fridge/freezer and dish washer. Island unit. Tiled floor through to sunroom.

Sun Room

Tiled floor. Double patio doors to rear.

Utility Room

7'3" x 3'0"

Range of high and low rise units. Recess for washing machine and tumble dryer.

WC

6'6" x 3'0"

White suite encompassing low flush W/C and wash hand basin. Tiled floor.

Landing

Window to side. Access to hot press.

Bedroom 1

14'4" x 11'4"

Front facing.

En-suite

4'7" x 8'7"

White suite encompassing low flush W/C, wash hand basin and shower. Feature tiled splash backs.

Bedroom 2

12'5" x 11'4"

Rear facing.

Bedroom 3

10'6" x 7'0"

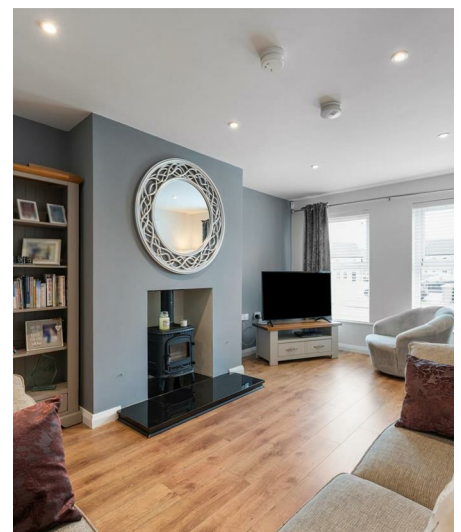
Front facing.

Bathroom

White suite encompassing low flush W/C, wash hand and bath with overhead shower. Tiled floor and splash backs.

OUTSIDE

To the front - paved driveway with ample space for off street parking and area laid in lawn. To the rear - enclosed rear



garden with paved patio
area ideal for outside
entertaining and area laid
in lawn.

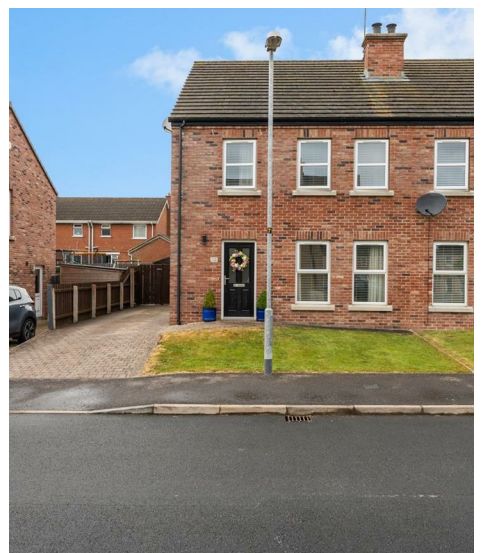




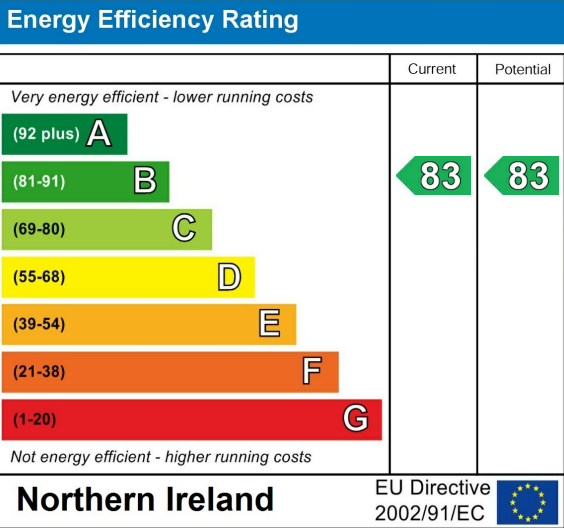












Ground Floor



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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