



## 6 HILLSIDE, DRUMANESS, BALLYNAHINCH, DOWN, BT24 8SA

We are delighted to offer for sale this well presented mid terrace property in the ever popular village of Drumaness. The property comprises entrance porch, living room with fireplace open plan to dining room, fitted kitchen, two bedrooms and bathroom. Outside the property further benefits from an enclosed rear yard and garden. This property is sure to appeal to a variety of purchasers from first time buyers to investors so early viewing is a must.

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	

**ASKING PRICE £119,950**

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### Key Features

- Mid terrace property
- Kitchen
- Dining room
- Year yard
- Ideal investment or first time buy
- 2 Bedrooms
- Living room
- Family bathroom
- Garden
- On street parking





### **Porch**

3'8" x 3'8"

Solid wood glazed front door to entrance porch.

### **Entrance Hall**

21'0" x 3'8"

Entrance hall with stairs to first floor.

### **Living Room**

12'3" x 10'0"

Bright spacious living room with feature fire place and open plan through too:

### **Dining Room**

12'0" x 10'0"

Bright spacious dining area.

### **Kitchen**

7'10" x 7'4"

High and low level units including integrated oven and hob, stainless steel sink unit and space for fridge. Door to rear.

### **Landing**

11'10" x 5'6"

### **Bedroom 1**

12'8" x 14'0"

Front facing bedroom

### **Bedroom 2**

11'10" x 8'2"

Rear facing

### **Bathroom**

7'10" x 7'4"

Suite comprising low flush w.c, wash hand basin and panel bath with over head shower. Tiled walls and hotpress

### **Outside**

To the rear is a small yard and outhouse and an enclosed rear garden laid out in lawns.

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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 Correna 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. 18376306**

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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