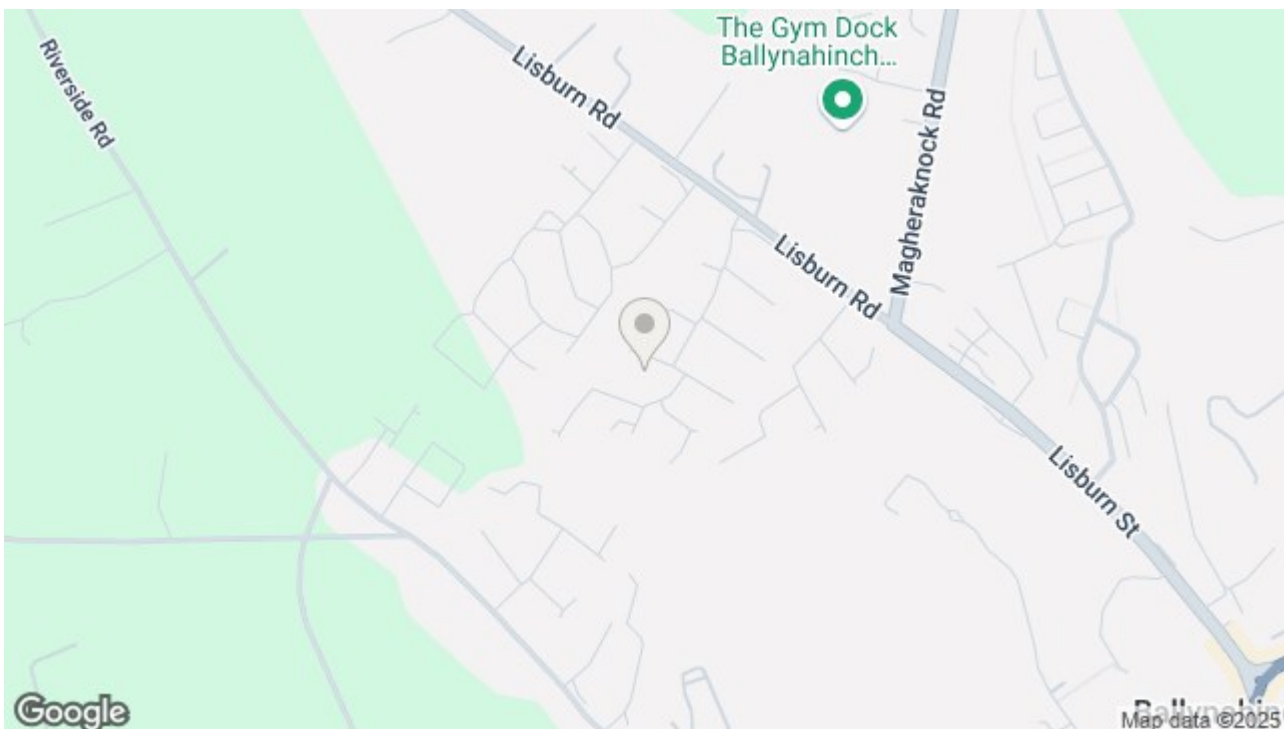




45 KINEDALE PARK, BALLYNAHINCH, BT24 8YS



OFFERS AROUND £295,000

We are pleased to offer for sale this fantastic family home in this popular development in Ballynahinch set on a good sized site. The property is within walking distance of Ballynahinch town centre and all the local amenities, restaurants and schools. The accommodation is bright and spacious throughout and the layout could be adapted to suit the purchaser needs. The flexible accommodation comprises large reception hall, living room, modern kitchen with dining area, dining room, snug, bathroom, shower room and four bedrooms, master with dressing area (nursery) . Externally the property is set on a large site with a tarmac driveway and lawned garden to the front. To the rear there are lawns, plantings and a paved patio area. Additional benefits include a garage, oil fired central heating, double glazing, PVC fascia and soffits. Early viewing is highly recommended.



At a glance:

- Detached bungalow
- Various reception rooms
- Bathroom
- Garage
- Beautifully presented
- Four bedrooms
- Kitchen/ dining area
- Shower room
- Large site
- Popular location

Entrance Hall

14'7" x 6'5"

Spacious entrance hall with hot press.

Living Room

18'1" x 13'0"

Large bright living room with feature fireplace and bow window.

Kitchen/Dining Room

15'4" x 9'10"

A range of high and low level units including stainless steel sink unit, integrated oven and hob, recess for washing machine, integrated fridge. Door to rear and garage. Tiled splash area.

Bedroom 1

12'3" x 10'1"

Rear facing bedroom.

Bedroom 2 / Study

11'3" x 12'8"

Front facing room.

Bathroom

Suite comprising low flush w.c, wash hand basin, shower and bath. Tiled floor and walls.

Snug

9'0" x 9'0"

Rear facing room, currently used as a second living room.

Dining Room / Family Room

12'0" x 10'10"

Suitable for a variety of uses.

Garage

Integrated garage with utility space. Space for washing machine and tumble dryer.

Landing

Skylight.

Bedroom 3

14'9" x 17'7"

Large double room.

Shower Room

Suite comprising shower cubicle, low flush w.c and wash hand basin.

Bedroom 4

14'9" x 13'0"

Large double bedroom with door through to dressing room/ nursery.

Dressing Room

14'9" x 9'11"

Window to side

Outside

To the front is a good sized garden laid out in lawns with



mature plantings and ample off street parking. To the rear is a paved patio area and an abundance of plantings and lawn area.

















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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