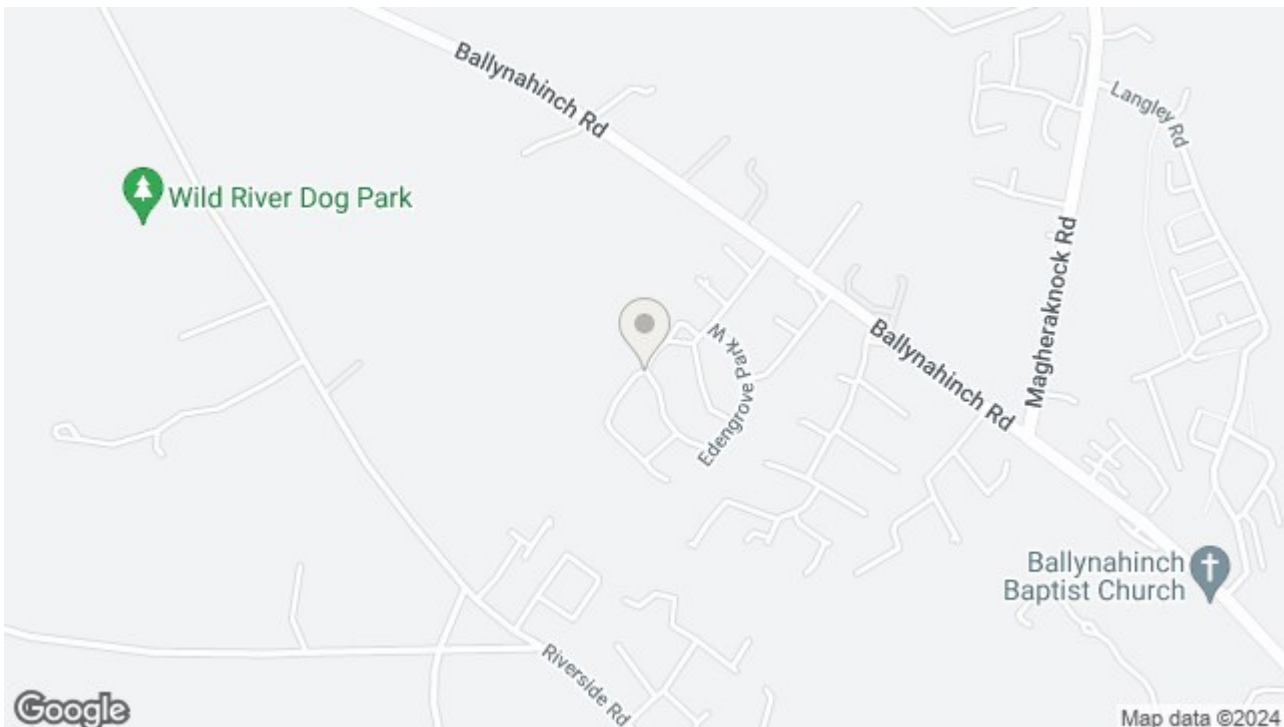


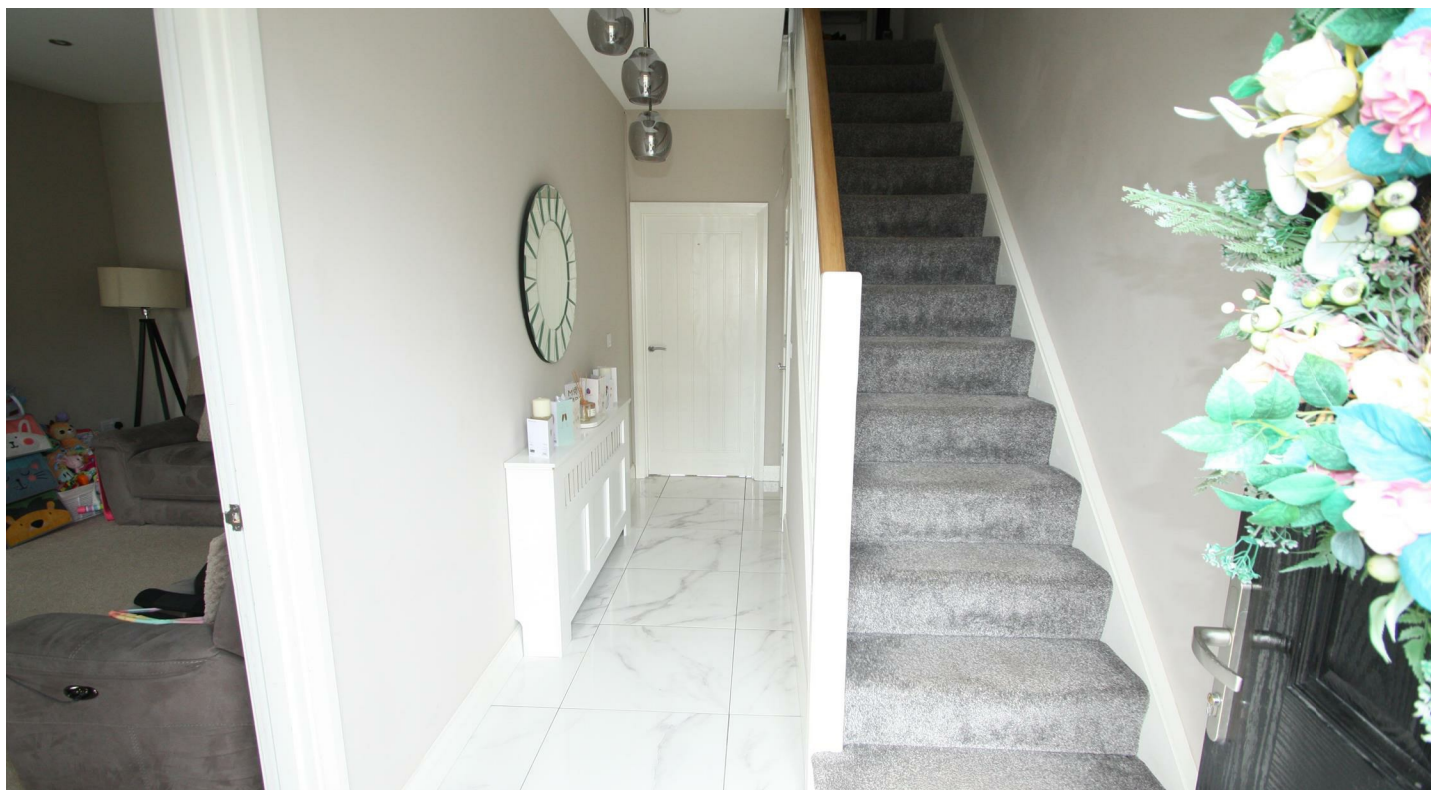


9 EDENGROVE PARK NORTH, BALLYNAHINCH, DOWN, BT24 8FQ



OFFERS IN THE REGION OF

We are delighted to offer for sale this fantastic semi detached home in this popular residential area in Ballynahinch. Well maintained and presented to a high standard throughout this spacious home is an excellent opportunity to purchase a quality family home. The property comprises living room with feature fireplace, kitchen with dining area open plan through to sunroom, downstairs w.c, four bedrooms, master bedroom ensuite and a family bathroom and shower room. The property further benefits from an enclosed rear garden and off street parking. Within easy walking distance to Ballynahinch centre and for those commuting, Lisburn, Carryduff and Belfast are all within half an hours drive. As this family home has only been constructed in the last few years it has all the benefits of a new build home. 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. Early viewing is a must!



## At a glance:

- Townhouse
- Incl Master Bedroom with Ensuite
- Living Room with Feature Fireplace
- Kitchen / Dining
- Enclosed Rear Gardens
- Four Bedrooms
- Family Bathroom & Shower Room
- Sunroom
- Beautifully Presented Throughout
- Popular & Convenient Location

### Entrance Hall

16'0" x 7'0"

Composite front door into bright entrance hall with tiled floor.

### Living Room

15'0" x 11'2"

Spacious living room with feature wall fireplace.

### Kitchen/Dining Room

11'7" x 18'6"

Contemporary kitchen with a range of high and low rise units with integrated sink and drainer. Double oven and hob with overhead extractor fan. Integrated fridge/freezer and dish washer. Breakfast bar and space for dining. Open plan through to sunroom with double patio doors to rear. Tiled floor.

### Sun Room

Double patio doors to rear. Tiled floor.

### WC

6'0" x 2'10"

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

## FIRST FLOOR

### Landing

18'6" x 7'0"

Window to front.

### Bedroom One

11'8" x 11'5"

Front facing.

### Ensuite

White suite encompassing low flush W/C, wash hand basin and shower. Tiled floor and part tiled walls. Towel radiator.

### Bedroom Two

11'8" x 10'1"

Rear facing.

### Bathroom

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

## SECOND FLOOR

### Landing

11'3" x 3'6"

### Bedroom Three

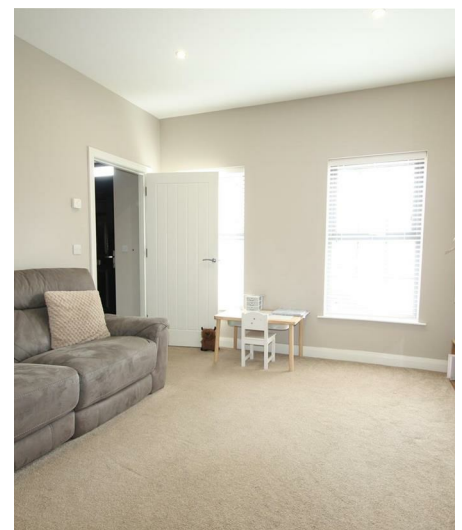
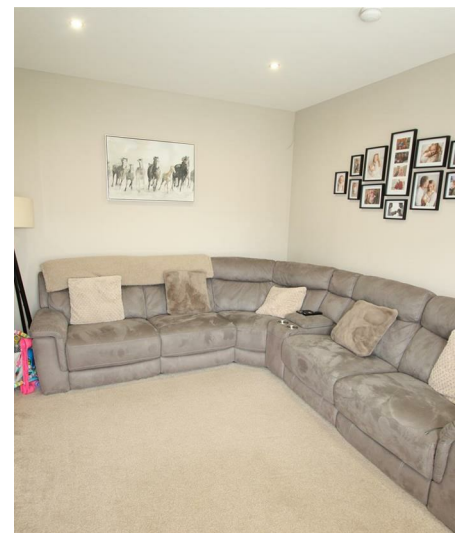
8'10" x 15'0"

Front facing.

### Bedroom Four

10'3" x 10'5"

Rear facing.



## Shower Room

White suite encompassing low flush W/C , wash hand basin and shower.

## OUTSIDE

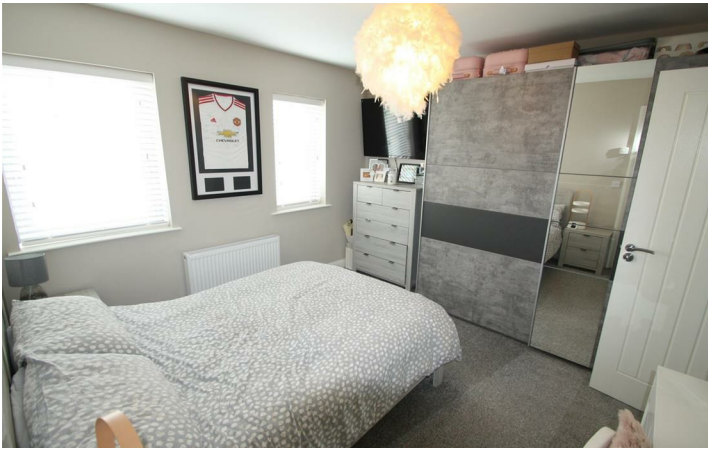
To the front is small garden laid out in lawn with a stoned driveway with ample parking.

To the rear is an enclosed well presented garden with large patio area and gardens laid out in lawns.



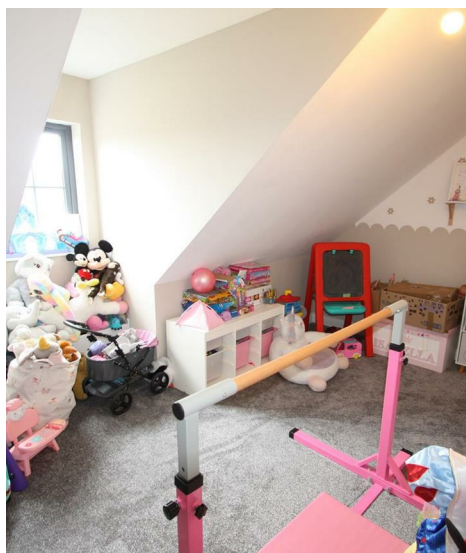











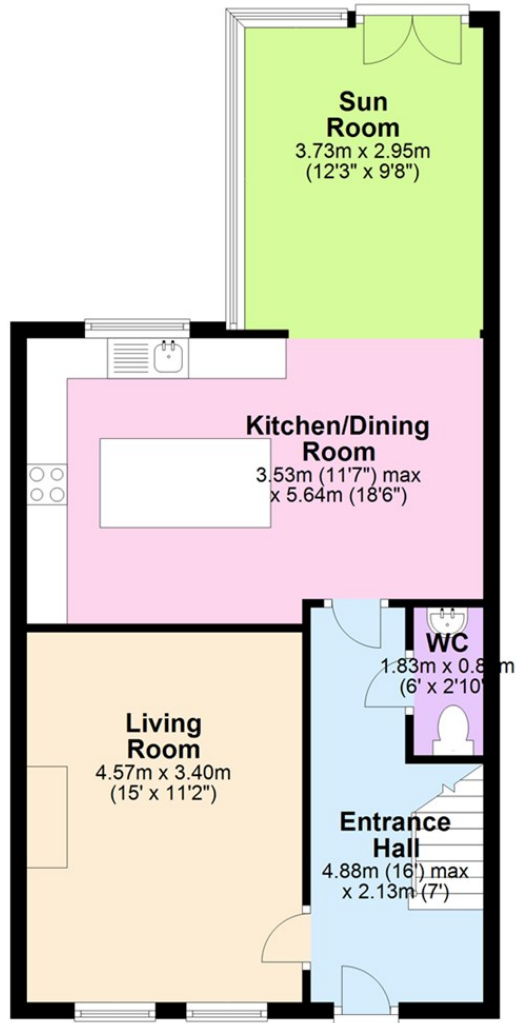






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland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