ULSTER PROPERTY SALES
UPS

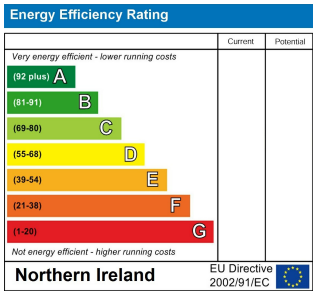
BALLYNAHINCH BRANCH
2 Main Street, Ballynahinch, County Down, BT24 8DN
0289 756 1155
ballynahinch@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE

12 ISLE OF SHINNEY WALK

Ballynahinch BT24 8DF

- End Terrace Home
- Four Bedrooms
- Modern Family Bathroom
- Living Room with feature fireplace
- Kitchen open plan through to dining area
- Utility Room
- Enclosed Rear Garden
- Paved Area for parking to front
- Well Presented Throughout
- Popular and Convenient Location



Offers Around £149,950

12 Isle Of Shinney Walk

, Ballynahinch, BT24 8DF

4 1 2

Entrance Hall
22'8" x 6'5" (6.91m x 1.96m)
PVC glazed front door and side panel windows into spacious entrance hall with tiled floor. Access to utility room and storage cupboard.

Living Room
16'7" x 10'6" (5.05m x 3.20m)
Bright and spacious living room with feature brick fireplace, tiled hearth and wooden beam mantle. Wooden flooring.

Kitchen/Dining Room
22'8" x 9'0" (6.91m x 2.74m)
Fitted kitchen with range of high and low rise units with Belfast sink and tiled splash backs. Recess for electric oven and hob with overhead extractor fan. Tiled floor. Open plan through to dining area with wooden floor.

Utility room
5'9" x 13'0" (1.75m x 3.97m)
Range of storage cupboards.

Entrance Hall
19'3" x 7'11" (5.88m x 2.41m)
PVC door to landing and access to bedrooms.

Bedroom 1
12'10" x 9'1" (3.91m x 2.77m)
Rear facing. Built in robes.

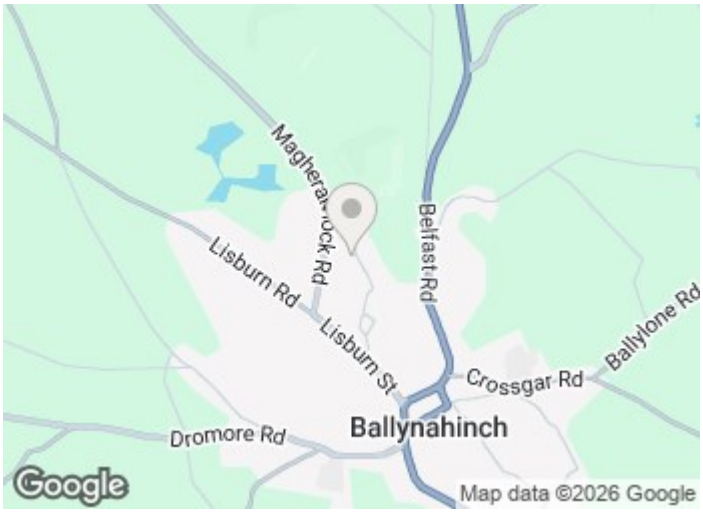
Bedroom 2
9'10" x 10'6" (3.00m x 3.21m)
Rear facing. Built in robes.

Bedroom 3
9'11" x 10'6" (3.01m x 3.21m)
Front facing. Built in robes.

Bedroom 4
8'10" x 7'5" (2.68m x 2.26m)
Front facing. Built in robes.

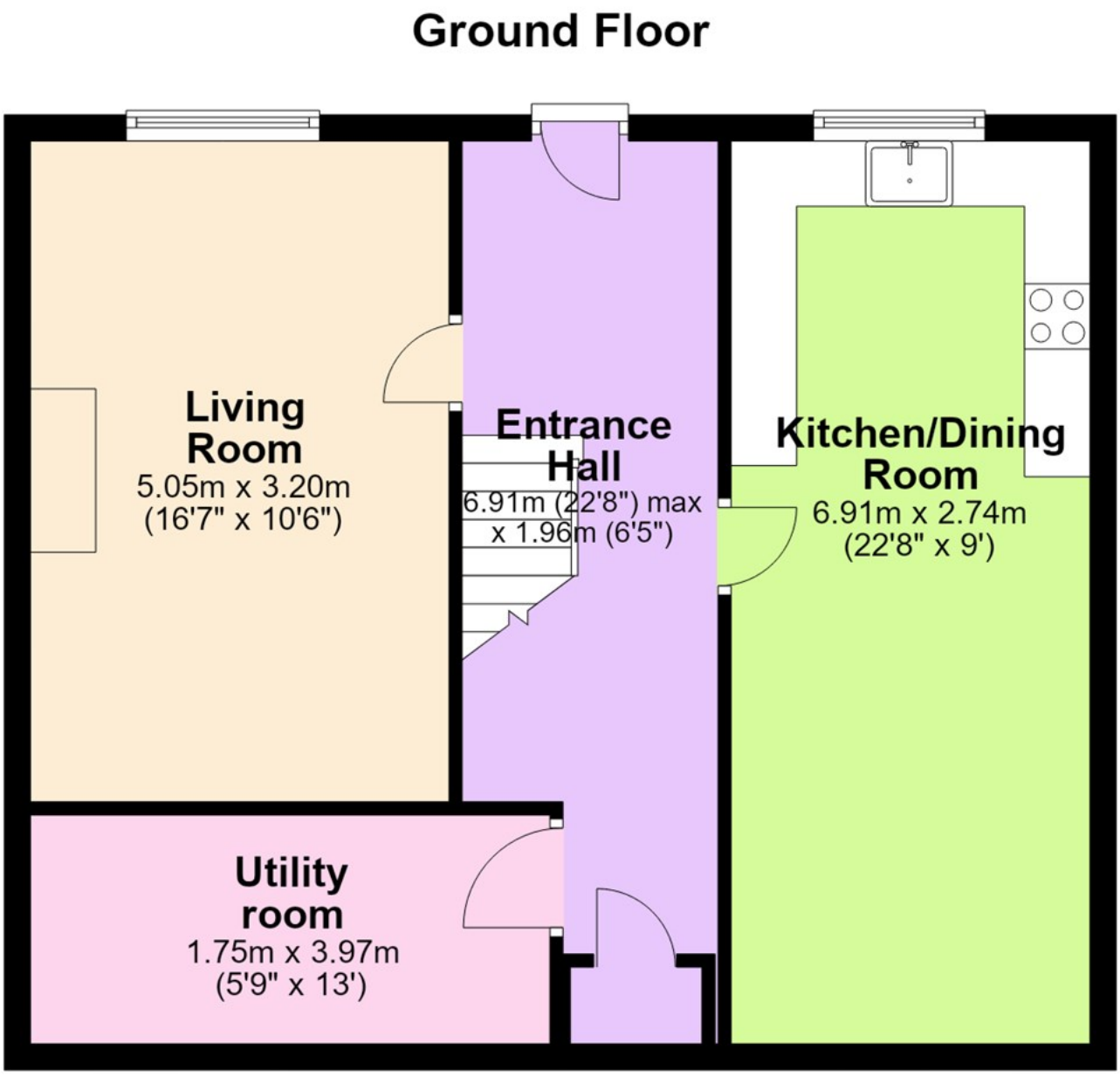
Bathroom
5'5" x 7'11" (1.65m x 2.41m)
White suite encompassing low flush W/C, wash hand basin and bath with overhead shower. Feature tiled splash backs. Towel radiator.

OUTSIDE
To the rear - area laid in lawn with feature flowerbeds and mature shrubbery and paved patio area ideal for outside entertaining. To the front - paved area with ample space for off street parking.

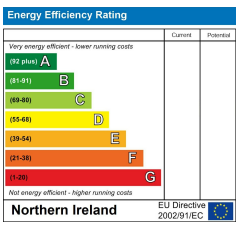


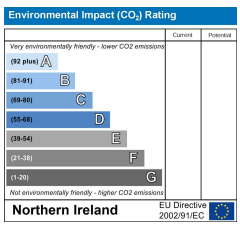
Directions

Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





ANDERSONSTOWN 028 9060 5200
BALLYHACKAMORE 028 9047 1515
BALLYNAHINCH 028 9756 1155
BANGOR 028 9127 1185
CARRICKFERGUS 028 9336 5986
CAVEHILL 028 9072 9270
DOWNPATRICK 028 4461 4101
DONAGHADEE 028 9188 8000
FORESTSIDE 028 9064 1264
GLENGORMLEY 028 9083 3295
MALONE 028 9066 1929
NEWTOWNARDS 028 9181 1444
RENTAL DIVISION 028 9070 1000

The Property Ombudsman SALES
OFT Approved code
Aaron Ferris trading under licence as Ulster Property Sales (Ballynahinch)
®Ulster Property Sales is a Registered Trademark