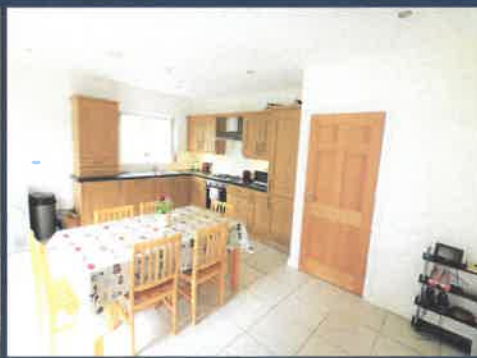


5 Ballydown Heights  
BANBRIDGE BT32 4GY

shooter  
property services



A rare opportunity to purchase a home in the highly regarded and popular Ballydown Heights. The property we are offering for sale is the the original 'The Hawthorn' house type which offers superb, spacious and very practical accommodation. It also benefits from being ideally located just off the Castlewellan Road, providing ease of access to the town centre, A1 dual carriageway, local schools and amenities. Finished and presented to a very high standard throughout we highly recommend early viewing!

for sale



3



1



1

£143,950

### Entrance Hall

PVC front door to fully tiled entrance hall, cloakscupboard, telephone point, 1 radiator.

### Cloakroom

5' 4" x 3' 1" (1.62m x 0.94m)  
With low flush WC and pedestal wash hand basin with mixer tap, tiled floor, 1 radiator.

### Lounge

15' 11" x 11' 3" (4.85m x 3.43m)  
Feature cast iron stove with granite hearth, TV point, double radiator.

### Kitchen

18' 2" x 13' 8" (5.53m x 4.16m)(max)  
Full range of high and low level fitted modern units with 1 1/2 bowl stainless steel sink unit with mixer tap, worktop lighting, built in stainless steel electric oven and gas hob with stainless steel extractor hood, fan and light. Fully integrated dishwasher, built in fridge freezer, part tiled walls, fully tiled flooring, recessed ceiling spots, PVC double glazed French doors to rear, 1 radiator.

### 1st Floor

### Landing

Landing, laminate wood flooring, airing cupboard.

### Bedroom 1

12' 10" x 11' 3" (3.91m x 3.43m)  
Laminate wood flooring, TV point, double radiator.

### En-suite

9' 0" x 3' 11" (2.74m x 1.19m)  
White suite comprising low flush WC, wall mounted wash hand basin with mixer tap and fully tiled double shower enclosure with thermostatic mixer shower. Tiled floor, 1 radiator.



### Bedroom 2

12' 6" x 10' 7" (3.81m x 3.22m)(max)  
Laminate wood flooring, double radiator.

### Bedroom 3

8' 4" x 7' 9" (2.54m x 2.36m)  
1 radiator.

### Bathroom

8' 11" x 6' 4" (2.72m x 1.93m)(Max)  
White suite comprising low flush WC, wall mounted wash hand basin with mixer tap and panel bath with centre mixer tap and thermostatic mixer valve over, shower screen, part tiled walls, tiled floor, storage cupboard, 1 radiator.

### Outside

New front lawn with tarmac driveway to side, fully enclosed rear garden in lawn with outside water tap and lighting.

### Price:

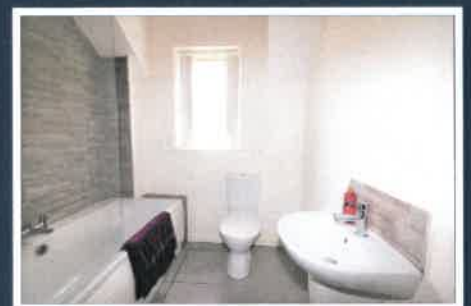
Offers Around: £143,950  
Holding Deposit: £2000  
Ref: 10132

### Features:

- \* PVC Double Glazing
- \* Gas Fired Central Heating
- \* Popular Development
- \* Convenient Location

### Appointments:

Please call (028) 4066 2206  
Mon – Fri 9am to 5.30 pm



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	91	91
(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>		
Not energy efficient - higher running costs		

**Making an offer:** As part of our service to all our clients and in order to provide up to date mortgage details along with a quality mortgage service, our mortgage advisors will be asked to contact persons offering on a property. **Holding deposits:** Upon acceptance of an offer, within 24 hours we must ask you to lodge with us a Holding Fee as shown above, which will be refundable up until contract acceptance. **Note:** These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding descriptions and measurements.

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