

17 Moss Lane, Ballynahinch, BT24 8FE

Price £220,000

- 3-Bed, Semi Detached Home
- Bright Living room
- Utility room
- Master Bedroom includes En-suite
- Well maintained enclosed rear garden
- Located in the popular Moss Lane development
- Bright and spacious kitchen with dining area
- 3 Well proportioned bedrooms
- 4 Piece Family bathroom
- Oil fired heating

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Your Property Geeks are delighted to offer for sale this beautifully presented three-bedroom semi-detached family home, situated within the ever-popular Moss Lane development. As one of the very few resale semi-detached properties to become available in this sought-after location, this attractive home presents an excellent opportunity for families and first-time buyers alike.

Ideally positioned on the edge of town, the property enjoys a convenient location within walking distance of local schools, shops, churches, and public transport links, with regular bus routes serving Belfast, Lisburn, Downpatrick, and Newcastle.

Finished to a high standard throughout, the accommodation is both stylish and practical. The ground floor comprises a bright and welcoming living room featuring a charming log-burning stove, a convenient downstairs WC, and a modern open-plan kitchen and dining area complete with integrated appliances. A separate utility room provides additional storage and functionality.

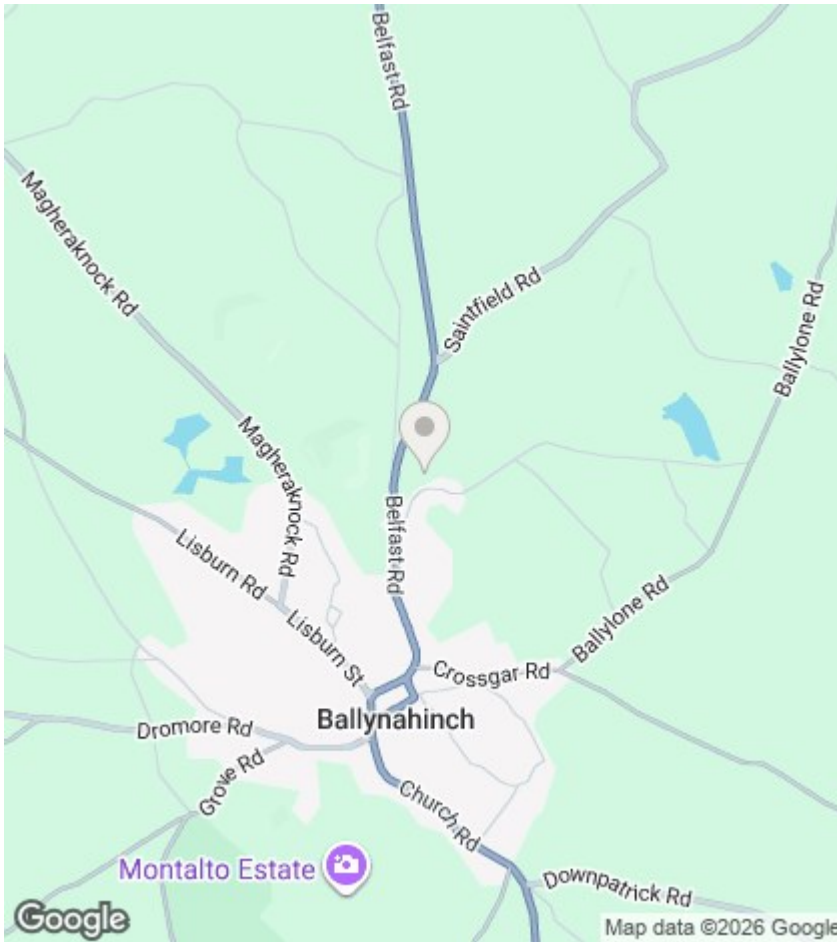
Upstairs, the property offers three generously proportioned bedrooms, including a spacious principal bedroom with its own en-suite shower room. The contemporary family bathroom is fitted with a four-piece suite, including a walk-in shower and separate bath.



Council Tax Band: Northern Ireland







Directions

Viewings

Viewings by arrangement only. Call 02890 598 583 to make an appointment.

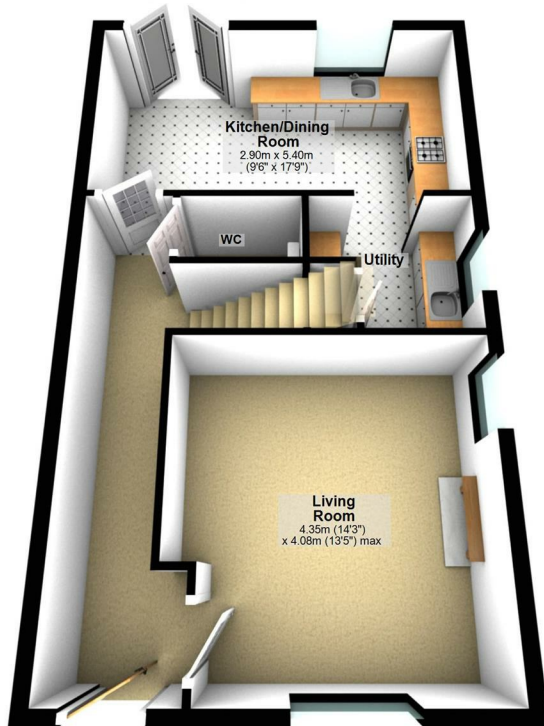
EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	

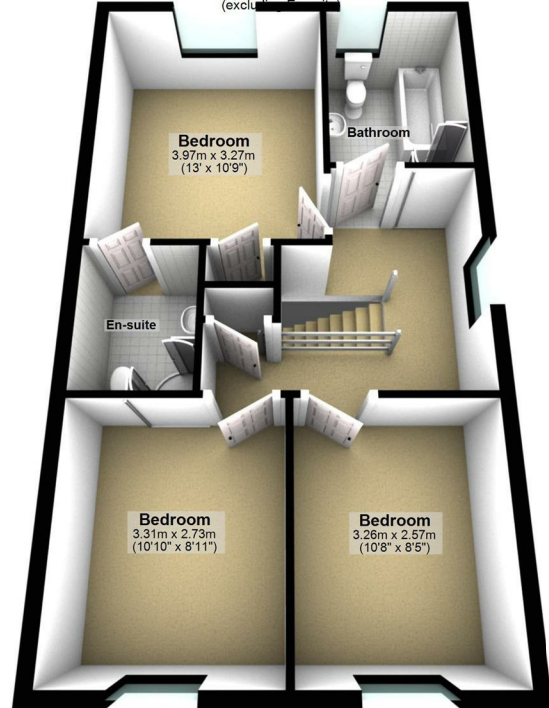
Ground Floor

Approx. 51.1 sq. metres (549.6 sq. feet)



First Floor

Approx. 47.5 sq. metres (511.1 sq. feet)



Total area: approx. 98.5 sq. metres (1060.7 sq. feet)

Photos and Plans by houseflyni.co.uk
Plan produced using PlanIt

