



## 93 BALLYLONE ROAD

Ballynahinch BT24 8XX

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

**Offers Around £399,950**

# 93 Ballylone Road

, Ballynahinch, BT24 8XX



## Room Details

ENTRANCE PORCH: 8' 2" X 5' 3" (2.49M X 1.60M)

Tiled flooring.

ENTRANCE HALL:

Solid hardwood flooring.

LOUNGE: 20' 7" X 19' 6" (6.27M X 5.94M)

Bay window, feature fireplace with brick and stone surround.

LIVING ROOM: 12' 10" X 12' 2" (3.91M X 3.71M)

HOTPRESS:

KITCHEN/LIVING/DINING: 25' 8" X 16' 10" (7.82M X 5.13M)

Range of high and low level units, Aga, four ring gas hob with extractor above, single drainer sink unit, plumbed for washing machine, bay window.

UTILITY ROOM: 7' 8" X 6' 7" (2.34M X 2.01M)

High and low level units, plumbed for washing machine, single drainer sink unit.

WC:

Low flush wc, pedestal wash hand basin.

FAMILY ROOM: 12' 6" X 12' 3" (3.81M X 3.73M)

Feature fireplace with brick surround.

ROOFSPACE:

Extensive space with potential for three to four rooms with the relevant permissions.

PRINCIPAL BEDROOM: 16' 7" X 13' 7" (5.05M X 4.14M)

Built-in wardrobe, double doors to front.

ENSUITE SHOWER ROOM:

Shower with tiled inset, low flush wc, pedestal wash hand basin, tiled flooring.

BEDROOM (2): 12' 5" X 11' 9" (3.78M X 3.58M)

ENSUITE SHOWER ROOM:

Shower with tiled inset, wash hand basin, low flush wc.

BEDROOM (3): 12' 7" X 11' 9" (3.84M X 3.58M)

BEDROOM (4): 12' 1" X 11' 8" (3.68M X 3.56M)

Laminate flooring.

BATHROOM:

Corner bath, wash hand basin, low flush wc, bidet, modern tiled floor.

Gardens in lawn to front, side and rear, patio areas ideal for barbequing and outdoor entertaining. Excellent degree of privacy with mature trees, a running stream to the left side of the property and shrubs. Tarmac driveway and ample 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

