



## 4 THE DRUMLINS Ballynahinch BT24 8HW

- Detached Bungalow
- Garage with Utility Area
- Three Bedrooms
- Family Bathroom
- Living Room with Bay Window
- Kitchen
- Dining Room with feature fireplace
- Well Maintained Gardens
- Convenient Location
- Master bedroom ensuite

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Around £199,950**

## 4 The Drumlins

, Ballynahinch, BT24 8HW



### Entrance Hall

Wooden glazed front door and side panel window leading into bright and spacious entrance hall with wooden laminate flooring.

### Living Room

16'2" x 10'&2 (4.93m x 3.05m&0.61m)  
Bright living room with feature bay window, cornicing and ceiling rose. Mahogany fireplace with tiled inset. Wooden laminate flooring.

### Kitchen

12'7" x 9'3" (3.84m x 2.82m)  
Range of high and low rise units with stainless steel sink and drainer and tiled splash backs. Recess for cooker and dish washer. Space for dining. Tiled floor. Stable style door leading to garage and utility area.

### Utility

15'9" x 10'3" (4.80m x 3.12m)  
Utility area located in garage and accessed from kitchen. Plumbed for washing machine and space for free standing fridge/freezer. Storage units and tiled floor.

### Dining Room / Sitting Room

15'5" x 10'3" (4.70m x 3.12m)  
Feature Inglenook fireplace with feature wooden over mantle. Wooden laminate flooring. Double patio doors to rear.

### Bedroom One

20'5" x 11'4" (6.22m x 3.45m)  
Rear facing. Separate dressing area. Built in wardrobes and storage units.

### Ensuite

White suite comprising low flush w.c, shower and wash hand basin.

### Bedroom Two

11'4" x 9'6" (3.45m x 2.90m)  
Front facing. Built in storage.

### Bedroom Three

8'6" x 8'0" (2.59m x 2.44m)  
Front facing. Built in storage.

### Bathroom

10'8" x 8'8" (3.25m x 2.64m)  
White suite encompassing low flush W/C, wash hand basin and walk in shower. Towel radiator.

### GARAGE

Roller door. Power and light.

### OUTSIDE

To the front - tarmaced driveway with ample space for off street parking. To the rear - paved patio area with stoned areas.

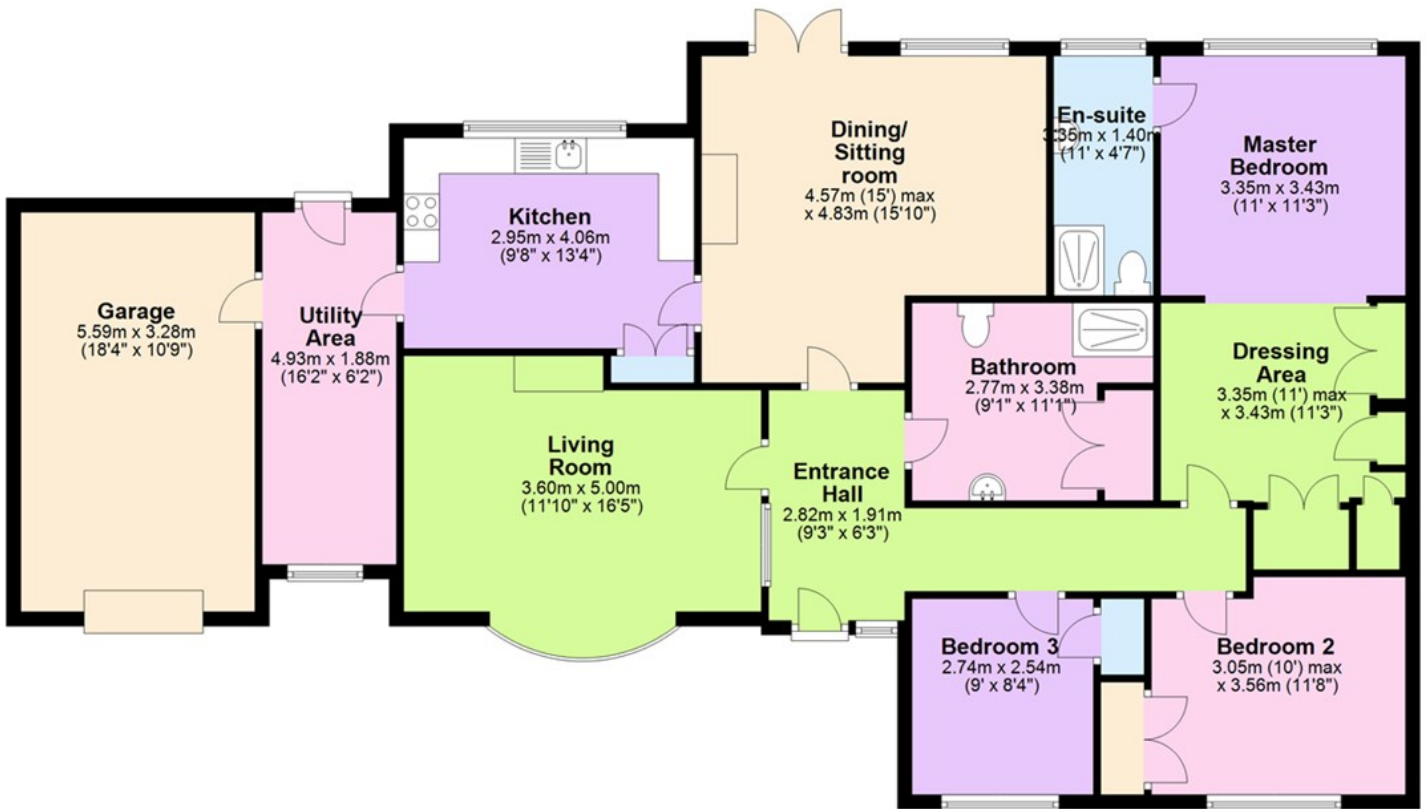


### Directions

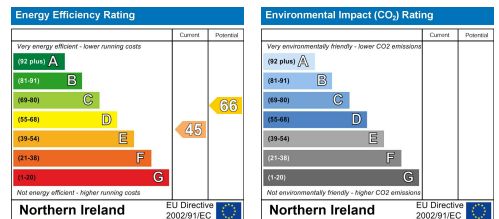


# Floor Plan

## Ground Floor



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