

## 26 WILLOW CRESCENT

Ballynahinch BT24 8DB

- Mid terrace property
- Three bedrooms
- Living room
- Kitchen with dining area
- Downstairs w.c
- Family bathroom
- Garden
- Off street parking

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>		69
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

**Offers Around £109,950**

# 26 Willow Crescent

, Ballynahinch, BT24 8DB



**Entrance hall**

**Living room**

13'9 x 12'2 (4.19m x 3.71m)  
Large bright living room with wooden laminate flooring, ceiling rose and cornicing. Feature fireplace.

**Kitchen**

13'6 x 8'0 (4.11m x 2.44m)  
A range of high and low level units including stainless steel sink unit with single drainer and space for oven and fridge freezer. Tiled floor and splash.  
Store room.

**Dining area**

16'0 x 9'3 (4.88m x 2.82m)  
Tiled flooring a views to the front.

**Downstairs w.c**

Low flush w.c and wash hand basin.8'4 x 5'4 (2.54m x 1.63m)  
Tiled floor.

**Utility room**

7'3 x 6'9 (2.21m x 2.06m)  
A range of high and low level units including space for washing machine and tumble dryer. Door to rear.

**First floor**

**Bedroom one**

11'11 x 11'2 (3.63m x 3.40m)  
Front facing room

**Bedroom two**

13'3 x 7'11 (4.04m x 2.41m)  
Front facing with built in robes.

**Bathroom**

White suite comprising low flush w.c, wash hand basin and panel bath with overhead shower.

**Bedroom three**

10'3 x 7'1 (3.12m x 2.16m)  
Rear facing bedroom.

**Outhouse**

9'10 x 6'6 (3.00m x 1.98m)

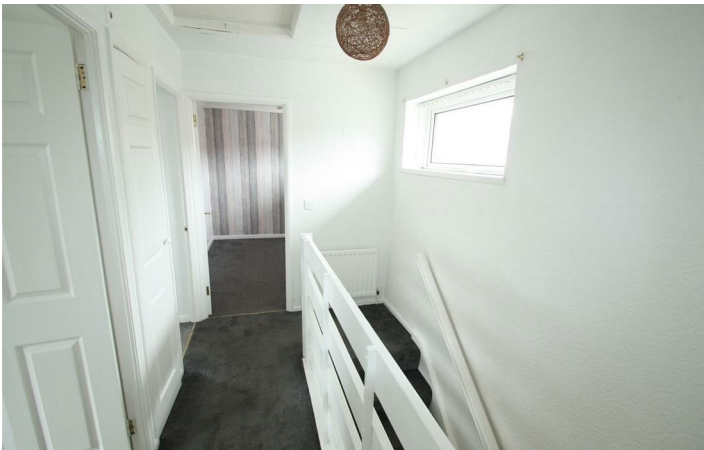
**Outside**

To the front is a good sized garden laid out in lawns. To the rear is an yard with 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.

