



## 6 ISLE OF SHINNEY WALK

Ballynahinch BT24 8DF

- Terrace property
- Three bedrooms
- Master bedroom ensuite
- Living room
- Kitchen/ Dining area
- Bathroom
- In need of some modernisation
- Large gardens
- 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>			
(55-68) <b>D</b>		58	69
(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 £99,950**

# 6 Isle Of Shinney Walk

, Ballynahinch, BT24 8DF



## Entrance Hall

UPVC glazed front door, glazed side panel leading to entrance hall. Wood laminate flooring, stairs to first floor.

## Living Room

16'7" x 10'6" (5.05m x 3.20m)  
Fireplace with wood surround housing electric fire, wood laminate flooring.

## Kitchen/Dining Room

23'6" x 9'0" (7.16m x 2.74m)  
Range of high and low level units with integrated hob, oven and grill, extractor fan, stainless steel cooker hood, stainless steel sink, plumbed for washing machine

and dishwasher, space for fridge/freezer, breakfast bar. Tiled flooring and wall tiling, double doors to garden.

## Store Room

Door to:

## First floor

Door to:

## Bedroom 1

12'10" x 9'1" (3.91m x 2.77m)  
Rear facing room, tiled flooring, glazed door to ensuite.

## En-suite

White suite comprising bath with 'telephone' shower fitting, low flush wc, vanity unit with wash

hand basin, heated towel rail, tiled walls and tiled flooring.

## Bedroom 2

10'11" x 10'6" (3.34m x 3.21m)  
Rear facing.

## Bedroom 3

11'4" x 10'6" (3.45m x 3.21m)  
Front facing room

## Bathroom

Window to front, door to:

## Outside

To the front is a garden laid in lawn with patio area. To the rear is off street parking and a small enclosed garden.

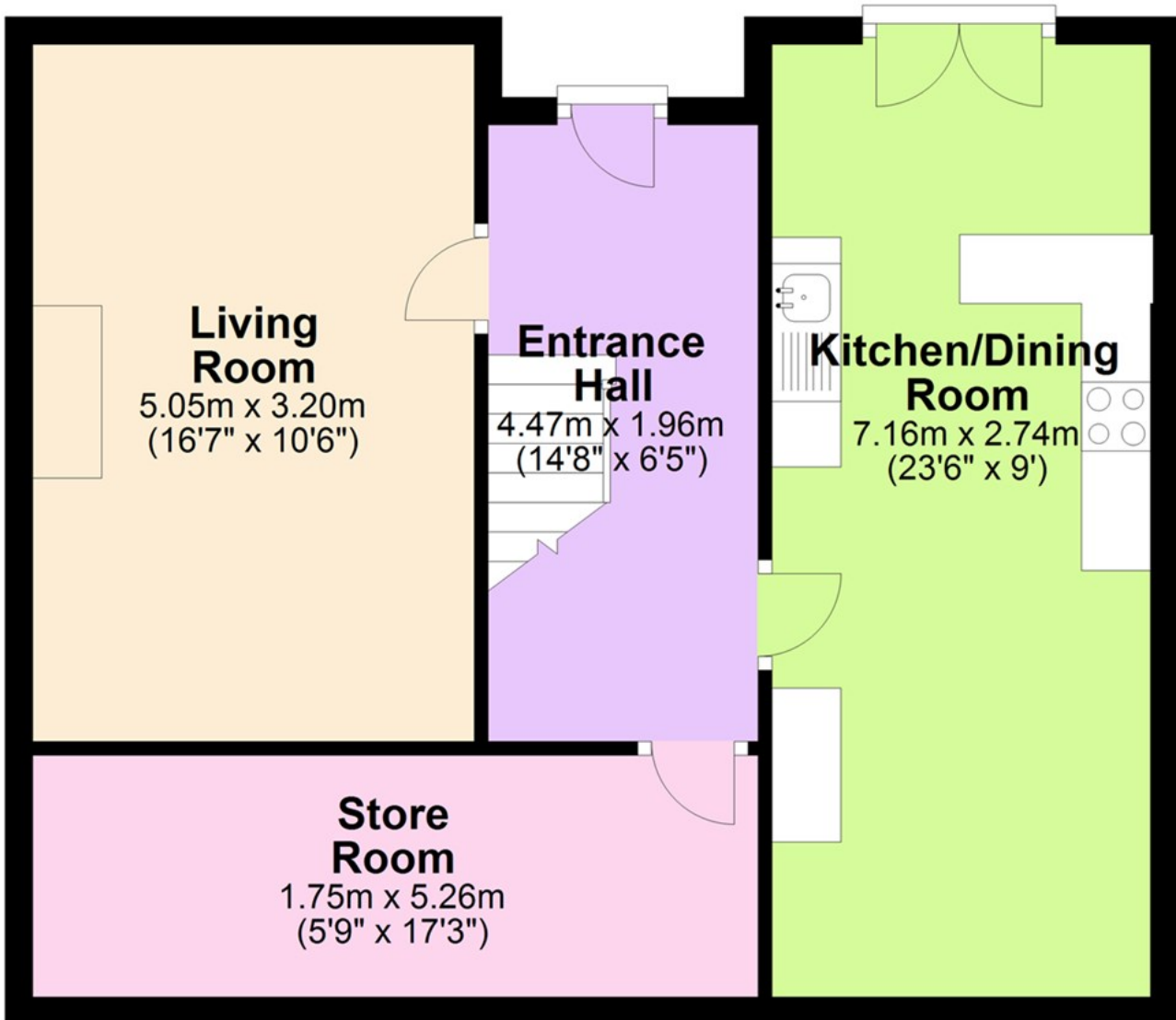


## Directions

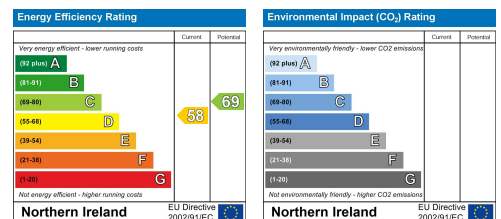


## Floor Plan

### Ground Floor



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.



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