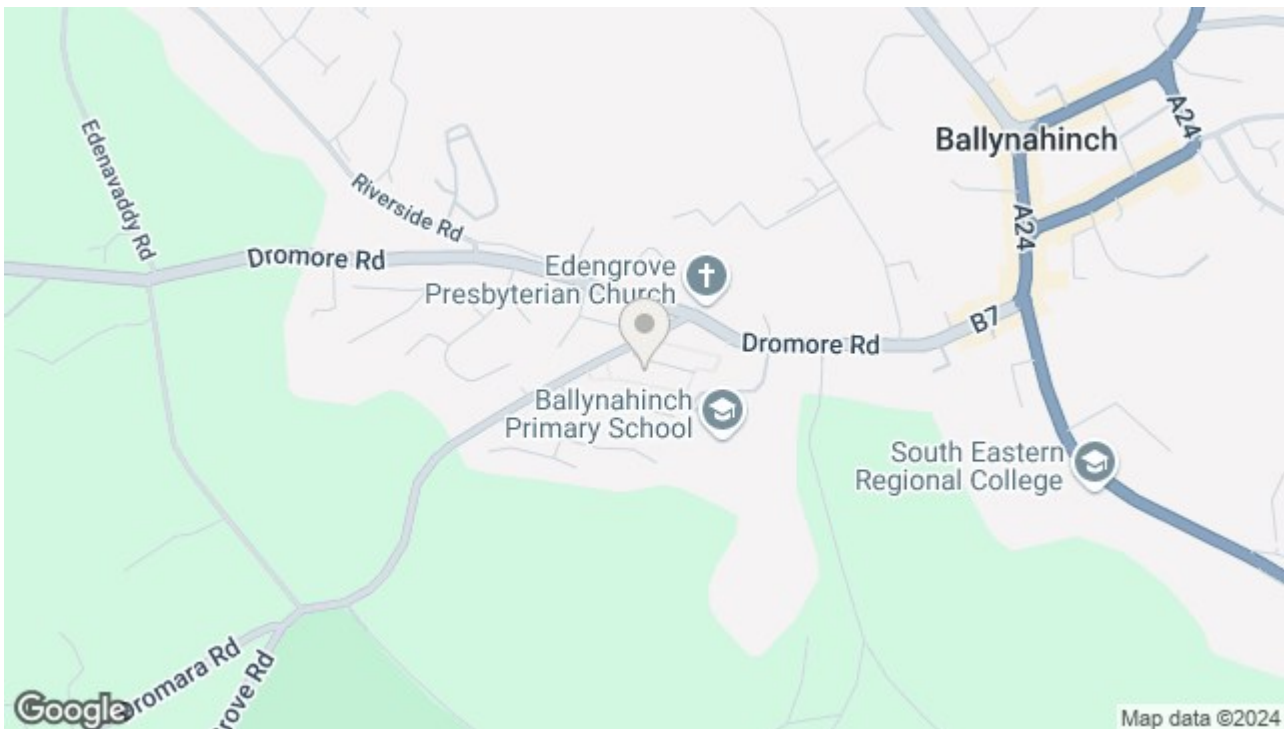




30 CROOB PARK, BALLYNAHINCH, DOWN, BT24 8BB



OFFERS AROUND £149,950

Situated in a quiet established residential area, this deceptively spacious extended end terrace home must be viewed both internally and externally to fully appreciate what's on offer. Internally, the bright spacious accommodation is well appointed and benefits from living room, kitchen with living and dining area, shower and three bedrooms. Externally, the choice site also benefits from an excellent private garden area to rear and a small garden to the front with on street parking to the rear and front. Property in this area has sold well in recent times, view now and you won't be disappointed!



## At a glance:

- Extended end terrace
- Living room
- Shower room
- Gardens
- Popular location
- Three bedrooms
- Kitchen with living and dining area
- Well presented
- Stove
- Great first time buy

### Entrance Hall

14'10" x 6'8"

Pvc front door leading to entrance hall with understairs storage area.

### Living Room

6'7" x 12'10"

Bright living room with bay window and feature fireplace. Cornicing and picture rail.

### Kitchen/ Living/ Dining area

19'8" x 3'4"

A range of high and low level units including space for oven, hob and fridge freezer. Integrated stainless steel sink unit. Space for washing machine and tumble dryer. Tiled floor and splash area. Door to rear. Feature brick fireplace with wood burning stove. Tiled floor.

### Shower Room

White suite comprising low flush w.c, wash hand basin and shower cubicle. Tiled floor and walls.

### Landing

9'7" x 6'8"

Spacious landing with window to the front.

### Bedroom 1

9'7" x 12'11"

Front facing bedroom with built in wardrobe.

### Bedroom 2

6'7" x 12'11"

Rear facing bedroom with built in wardrobe.

### Bedroom 3

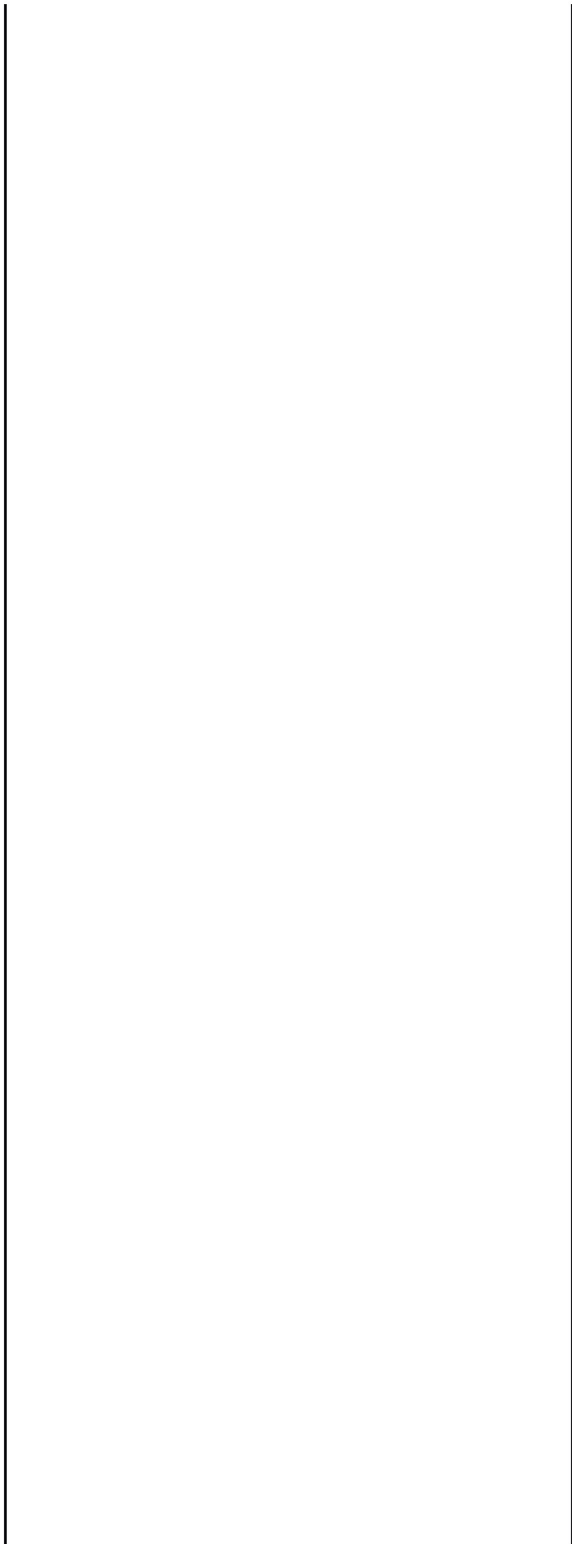
10'9" x 6'8"

Rear facing bedroom with built in wardrobe.

### Outside

To the front is a small garden enclosed paved garden. To the rear is an enclosed raised garden laid out in lawns.














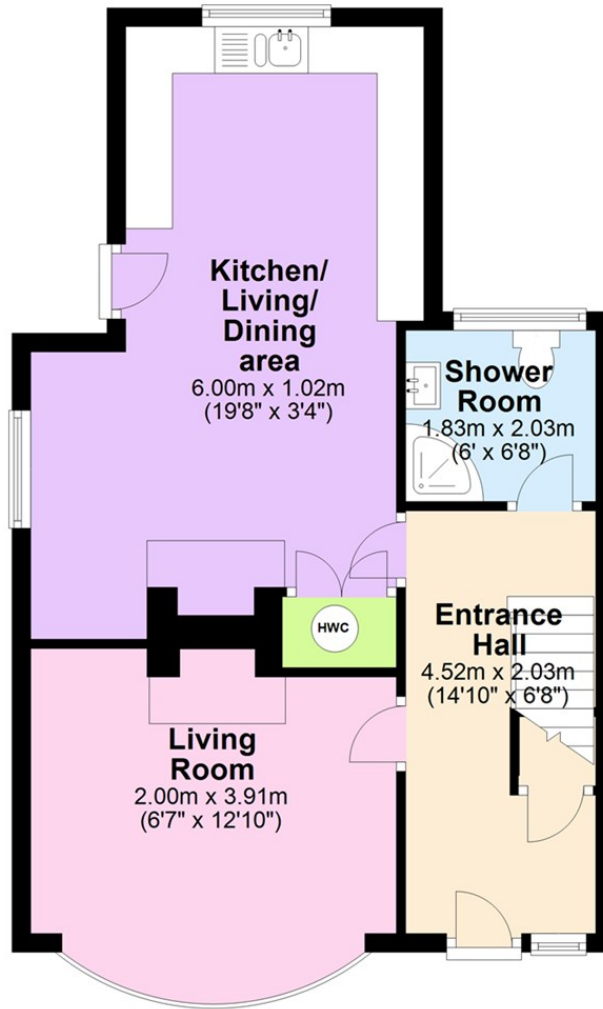






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

# Ground Floor



Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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