

31 Drummond Brae

Ballynahinch BT24

Offers Around

£119,950



- Ground floor apartment
- Kitchen/ living/ dining area
- Bathroom
- Off street parking
- Ideal investment or first time buy
- Two bedrooms
- Master bedroom ensuite
- Its own separate entrance
- Beautifully presented
- Popular location

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 45-54 | E | | |
| 35-44 | F | | |
| 25-34 | G | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland EU Directive 2002/91/EC | | | |

We are pleased to offer for sale this modern ground floor two bedroom apartment, situated just a short walk to the centre of Ballynahinch. Finished to a high standard throughout the property comprises open plan kitchen/ living / dining room, two bedrooms, master bedroom ensuite and a family bathroom. The apartment has the advantage of an intercom entrance and benefits from gas fired central heating, PVC double glazing and has its own off street parking. This property is sure to appeal to the investor and first time buyers alike, and with recent sales in the area proving very popular early viewing is recommended.



Entrance hall

Communal Entrance hall

Kitchen/ Living/ Dining area

25'11" x 12'6"

Range of high and low rise units with stainless steel sink and drainer and tiled splash backs. Electric oven and hob with stainless steel extractor fan. Recess for washing machine. Integrated fridge freezer. Tiled floor in dining area. Wooden laminate flooring into living area with gas fireplace with surround and hearth and double doors to the side parking area..



Bathroom

White suite encompassing low flush W/C, wash hand basin and bath. Tiled floor and splash backs.

Hallway

5'10" x 15'4"

Bedroom 1

15'3" x 9'3"

Double doors to front and ensuite shower room.

**En-suite**

White suite encompassing low flush W/C, wash hand basin and bath. Tiled floor and splash backs.

Bedroom 2

10'4" x 12'7"

Double bedroom.

Outside

Off street parking to the rear and communal area.











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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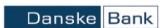
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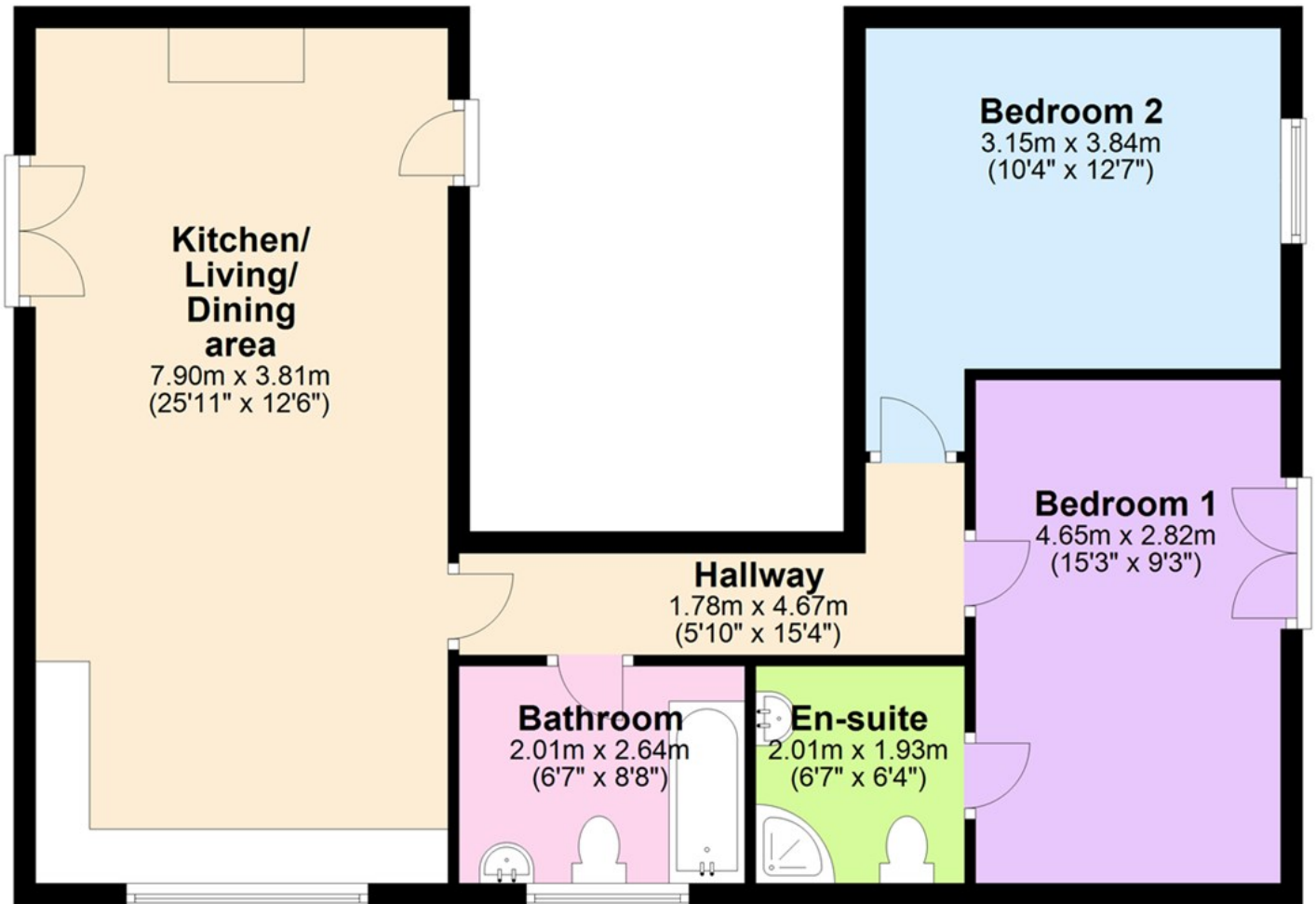
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Ground Floor



Ref: 16855779

NETWORK STRENGTH - LOCAL KNOWLEDGE