



62 DRUMANESS ROAD

Ballynahinch BT24 8LT

- Five bedrooms
- Large kitchen/ dining area
- Two bathrooms
- Spacious outside area
- Large garden
- Oil fired central heating
- Situated between Ballynahinch and Seaforde
- Living room
- In need of some modernisation
- Good location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £250,000

62 Drumaness Road , Ballynahinch, BT24 8LT



Entrance Hall

18'5" x 8'2" (5.62m x 2.49m)

Glazed wooden front door, leading to entrance hall. Tiled flooring. Stairs leading to first floor. Storage space under stairs.

Living Room

14'5" x 16'0" (4.40m x 4.88m)

Spacious living room. Carpeted flooring. Two windows to rear, door to: entrance hall.

Kitchen/Dining Room

30'4" x 11'10" (9.24m x 3.61m)

Large kitchen/ dining room containing low and high rise units with space oven/hob, stainless steel extractor fan, plumbed for dishwasher, stainless steel sink. tiled flooring. Two windows to rear, window to side, window to front.

Bedroom 1

14'0" x 10'4" (4.27m x 3.15m)

Carpeted flooring. Window to rear, window to side.

Store

3'8" x 4'3" (1.12m x 1.30m)

Bedroom 2

11'7" x 11'9" (3.53m x 3.58m)

Carpeted flooring. Two windows to front.

Bedroom 3

11'7" x 12'4" (3.53m x 3.76m)

Carpeted flooring. Two windows to front, door to:

Bathroom

11'7" x 10'5" (3.53m x 3.18m)

White suite comprising stand alone shower cubicle, bath, low rise w.c. and wash hand basin. Tiled flooring and splash area. Two windows to front.

Landing

16'10" x 20'8" (5.13m x 6.30m)

Spacious landing with carpeted flooring. Two skylights. Storage space beside stairs.

Bedroom 4

16'10" x 12'9" (5.13m x 3.89m)

Large bedroom with carpeted flooring. Window to side.

Shower Room

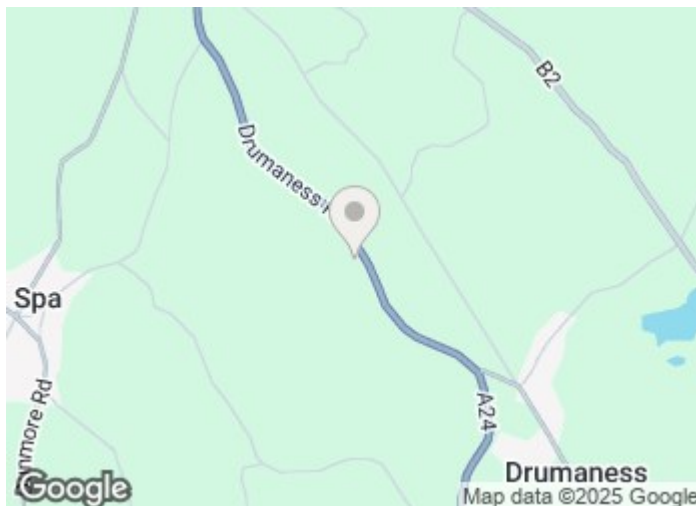
White suite comprising low rise w.c, wash hand basin with vanity unit, stand alone shower cubicle. Skylight. Tiled flooring.

Bedroom 5

16'10" x 6'7" (5.13m x 2.00m)

Large bedroom with carpeted flooring. Window to side, Storage cupboard with sliding door.

Outside

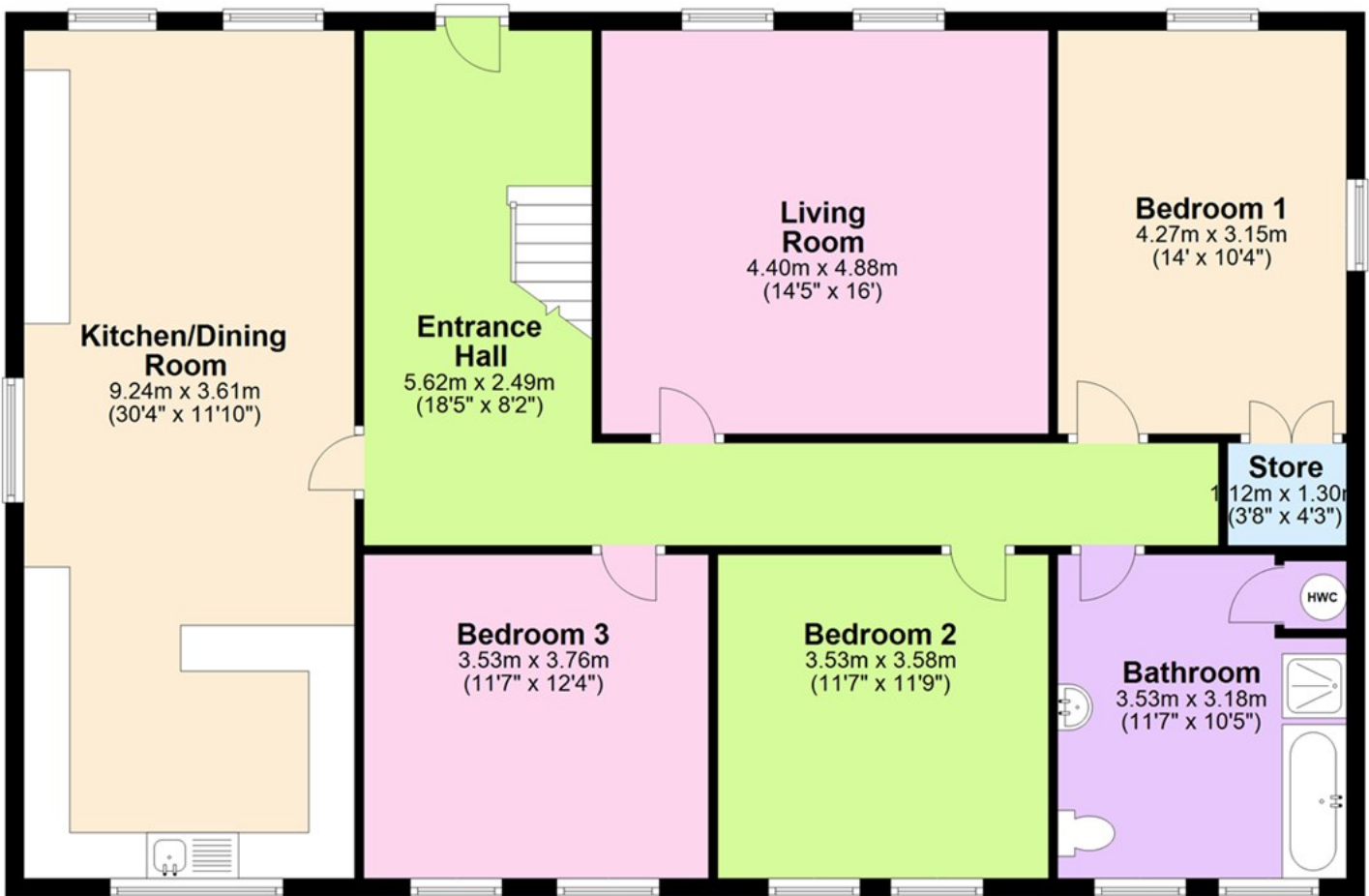


Directions

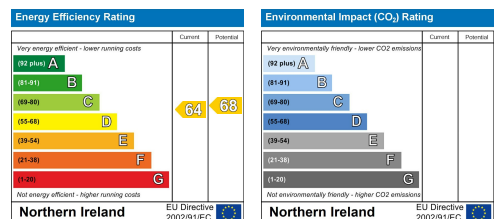


Floor Plan

Ground Floor



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