




## 2 CHESTNUTT MEADOWS

Ballynahinch BT24 8TA

- Detached House
- Four Bedrooms
- Master bedroom with en-suite
- Kitchen / dining area
- Garage
- Living room
- Sitting room
- Dining room
- Large patio and gardens
- Family Bathroom

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

**Offers Around £295,000**

# 2 Chestnutt Meadows

, Ballynahinch, BT24 8TA



### Entrance Hall

13'3" x 18'6" (4.04m x 5.64m)

PVC door with side panel windows into bright fan. Tiled flooring. and spacious entrance hall. Window to front, stairs. Tiled flooring.

### Living Room

15'11" x 15'0" (4.85m x 4.57m)

Spacious living room. Carpeted Flooring. Two windows to front, window to side, fireplace.

### WC

6'3" x 4'2" (1.91m x 1.27m)

White suite comprising of low flush w.c. and wash hand basin. Tiled flooring and splash area. Window to rear.

### Sitting Room

9'10" x 11'4" (3.00m x 3.45m)

Bright sitting room. Wooden flooring. Window to rear, double doors to patio.

### Kitchen/Dining Room

7'2" x 14'0" (2.18m x 4.27m)

Range of high and low-rise units with stainless steel sink and drainer and tiled splash backs. Recess for American style fridge

freezer and washing machine. Double oven and integrated hob with overhead extractor

### Utility Room

4'10" x 6'1" (1.47m x 1.85m)

Range of low rise units and bench area. Tiled flooring. Door to rear.

### Dining Room

9'8" x 11'4" (2.95m x 3.45m)

Wooden flooring.

### Landing

9'7" x 21'11" (2.91m x 6.68m)

Spacious landing with carpeted flooring. Window to side. Access to roof space.

### Master Bedroom

6'7" x 15'1" (2.00m x 4.60m)

Carpeted flooring. Two windows to front, window to side, door to en-suite.

### En-suite

White suite comprising low flush w.c. wash hand basin, walk in shower cubicle and heated towel rail. Window to side. Tiled flooring and tiled splash area.

### Bedroom 2

9'9" x 11'5" (2.97m x 3.48m)

Carpeted flooring. Window to rear.

### Bathroom

9'11" x 8'0" (3.02m x 2.44m)

White suite comprising low flush w.c. wash hand basin, corner shower cubicle and paneled bath. Tiled flooring and splash area. Window to side.

### Bedroom 3

9'9" x 8'7" (2.97m x 2.62m)

Carpeted flooring. Skylight

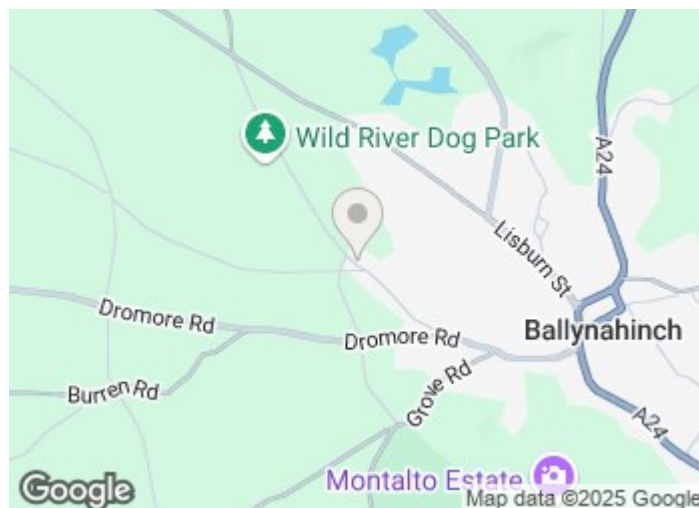
### Bedroom 4

13'2" x 9'7" (4.01m x 2.92m)

Carpeted flooring. Built in wardrobes. Window to rear, window to side.

### Garage

Up and over door, door at side. Power and light.



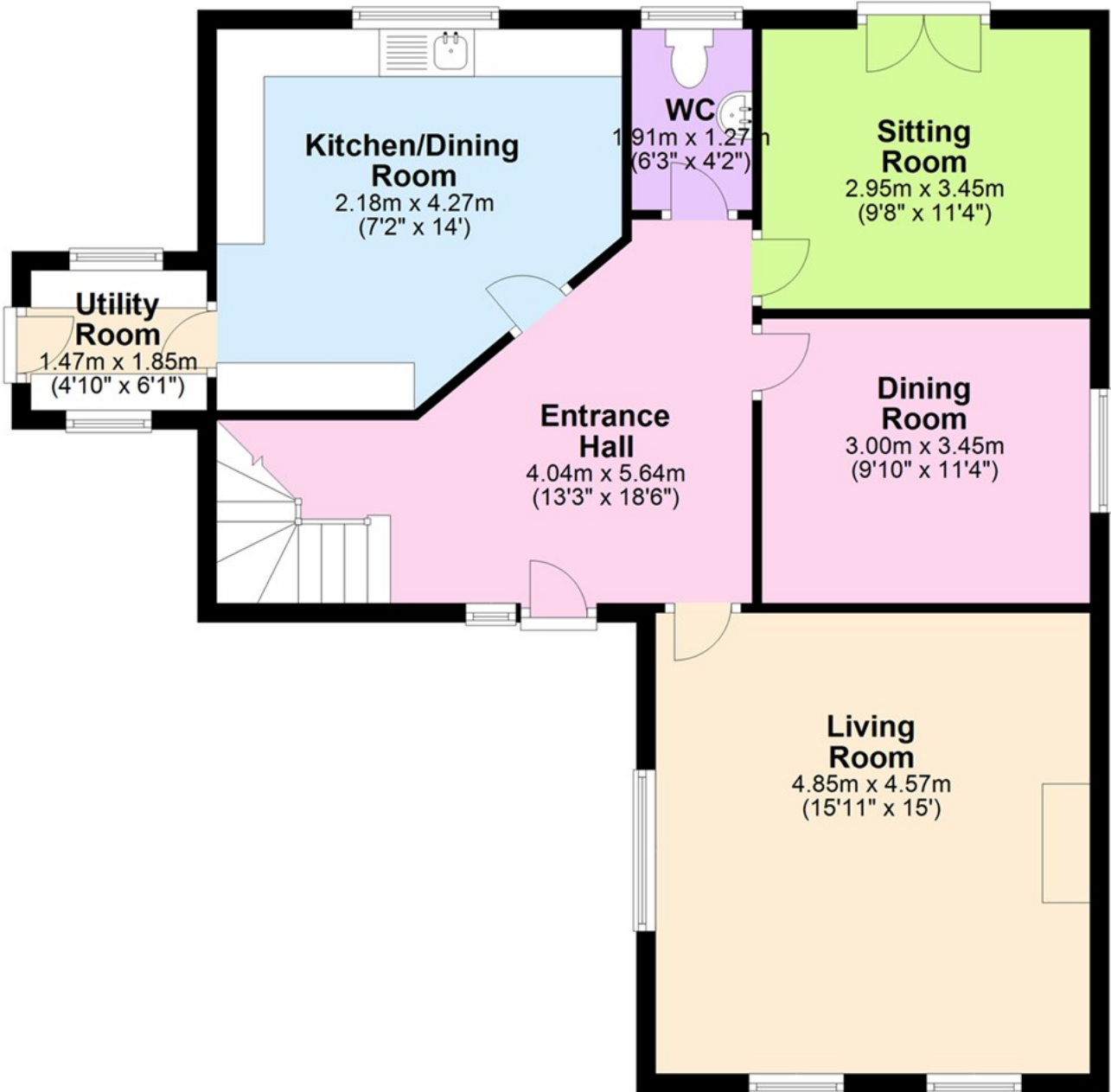
## Directions



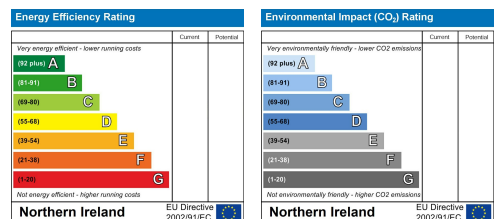


# Floor Plan

## Ground Floor



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