



## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	59
(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 £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

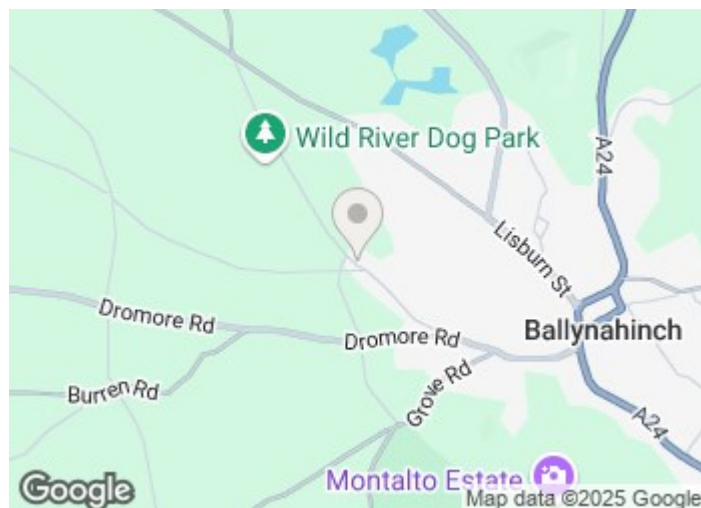
### Bedroom 4

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.



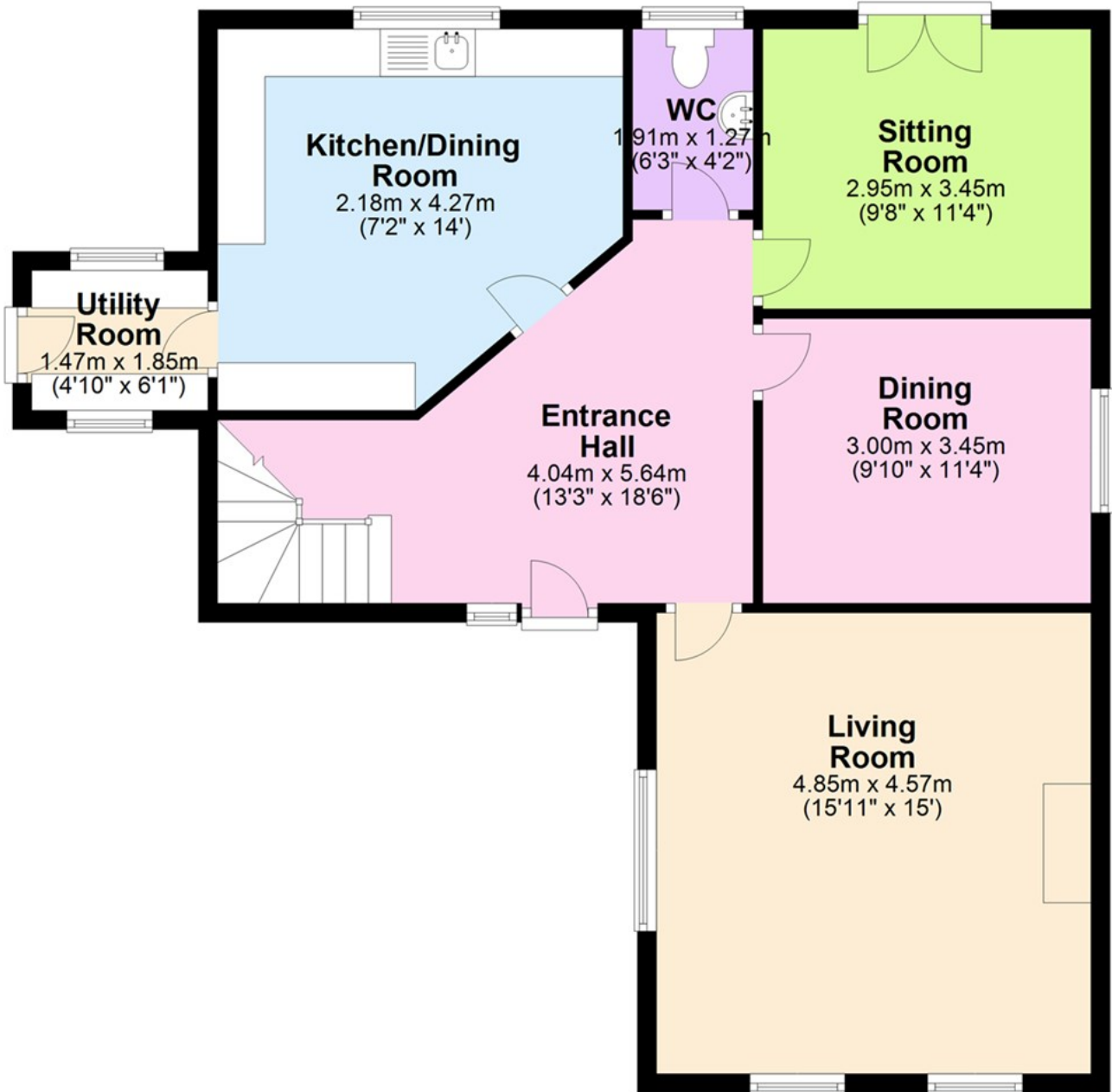
## Directions



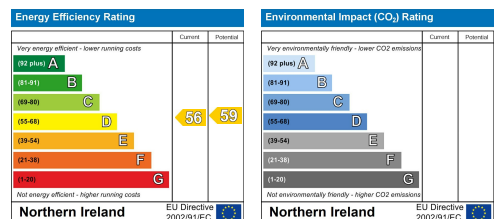


# Floor Plan

## Ground Floor



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.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

DOWNPATRICK  
028 4461 4101

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

DONAGHADEE  
028 9188 8000

MALONE  
028 9066 1929

BALLYNAHINCH  
028 9756 1155

CAVEHILL  
028 9072 9270

FORESTSIDE  
028 9064 1264

NEWTOWARDS  
028 9181 1444



Aaron Ferris trading under licence as Ulster Property Sales (Ballynahinch)  
©Ulster Property Sales is a Registered Trademark