

## 13 HILLHEAD CRESCENT

Ballynahinch BT24 8HG

- Semi detached home
- Three bedrooms
- Living room
- Dining room
- Kitchen with dining area
- Bathroom
- Garage
- Large site
- Off street parking
- Popular location

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>			EU Directive 2002/91/EC

**Offers Around £175,000**

# 13 Hillhead Crescent

, Ballynahinch, BT24 8HG



## Entrance Hall

Entrance hall with wooden laminate flooring.

## Living Room

13'5" x 11'6" (4.09m x 3.51m)  
Bright living room with feature fireplace and wood laminate flooring.

## Dining Room

10'10" x 8'0" (3.30m x 2.44m)  
French doors to dining room with wooden laminate flooring.

## Kitchen/Diner

10'10" x 10'0" (3.30m x 3.05m)  
A range of high and low level units including stainless steel sink unit, integrated oven and hob, extractor

fan and space for fridge freezer. Tiled floor and splash area. Door to rear.

## Landing

6'7" x 8'11" (2.00m x 2.72m)  
Access to roof space and hotpress.

## Bedroom 1

10'11" x 9'2" (3.33m x 2.79m)  
Front facing bedroom.

## Bedroom 2

13'7" x 9'2" (4.14m x 2.79m)  
Rear bedrooms with built in mirrored robes.

## Bathroom

9'3" x 5'2" (2.82m x 1.58m)  
White suite including low flush w.c.,

wash hand basin and shower cubicle. Tiled floor and Pvc panelled walls.

## Bedroom 3

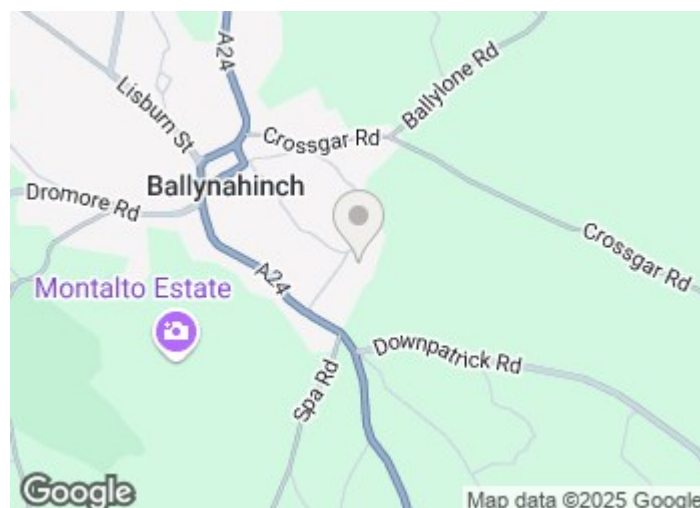
8'9" x 9'2" (2.67m x 2.79m)  
Rear facing bedroom.

## Garage

Up and over door. Power and light.

## Outside

To the front is a tarmac driveway with ample parking, gardens laid out in lawns and mature plantings. To the rear is a large garden with lawns, patio area and decking.



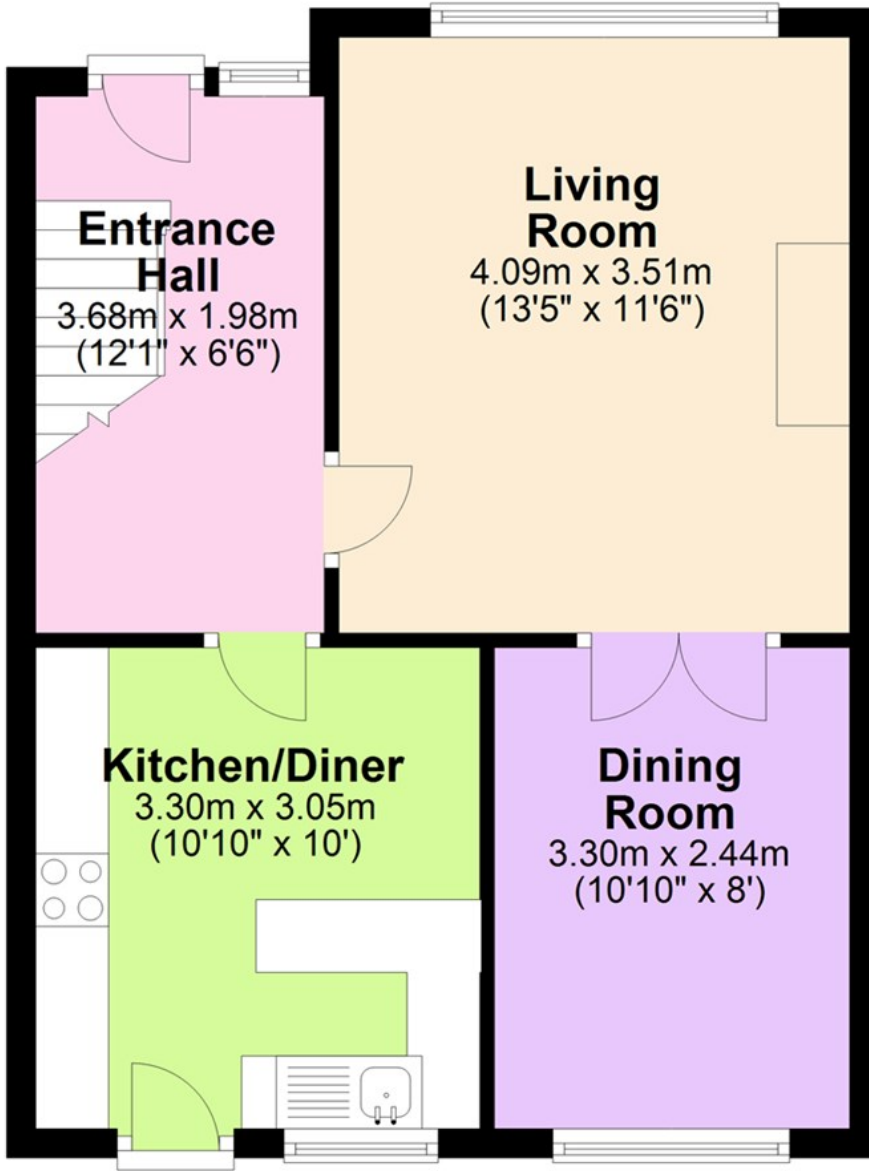
## Directions



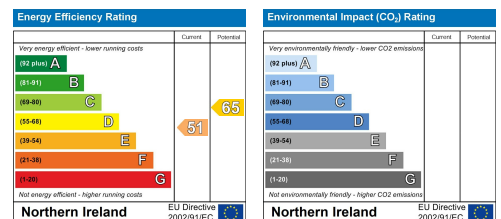


## Floor Plan

### Ground Floor



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