



## 9 LISBURN ROAD

Ballynahinch BT24 8BL

- Detached bungalow
- Three bedrooms
- Living/ dining area
- Kitchen with dining area
- Shower room
- Off street parking
- Well presented
- Walking distance to town centre
- Large gardens
- Popular and convenient location

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		
Northern Ireland		
EU Directive 2002/91/EC		

Offers Around £200,000

# 9 Lisburn Road , Ballynahinch, BT24 8BL



## Entrance Hall

21'5" x 4'4" (6.53m x 1.33m)  
Solid wood glazed front door.

## Living /Dining Room

20'5" x 10'0" (6.22m x 3.05m)  
Large bright living room with bay window and feature fireplace.

## Kitchen/Dining Room

11'9" x 10'0" (3.58m x 3.05m)  
A range of high and low level unit including stainless steel sink unit, integrated double oven and hob, integrated fridge freezer and recess for washing

machine. Tiled floor and splash. **Roofspace**

Door to rear.

Fully floored roofspace with velux window.

## Bedroom 1

10'1" x 10'1" (3.07m x 3.08m)  
Bay window. Front facing.

## Shower Room

White suite comprising low flush w.c, wash hand basin and shower. Tiled walls.

## Bedroom 2

10'0" x 10'1" (3.05m x 3.08m)  
Side facing.

## Bedroom 3

11'9" x 6'7" (3.58m x 2.00m)  
Rear facing bedroom.

## Outside

To the front - steps up to garden area in lawn with an array of mature shrubbery. To the rear - access via tarmaced drive and space for parking. Paved patio area and steps up to mature gardens laid in lawn.



## Directions

Map data ©2026 Google



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland		EU Directive 2002/91/EC	