



## 19 CHURCH ROAD

Ballynahinch BT24 8LP

- Detached three story home
- Circa 2850 sq ft
- Possible conversion into three apartments
- Fantastic views to the rear
- Off street parking
- Up to six bedrooms with current layout
- Separate access to each floor
- Integrated garage
- Large gardens
- Popular location

| 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>                            |  |                         | 67        |
| (39-54) <b>E</b>                            |  | 42                      |           |
| (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 £275,000**

# 19 Church Road

, Ballynahinch, BT24 8LP



## Entrance Hall

7'8" x 18'9" (2.34m x 5.72m)

Wooden front door with side panel windows into bright and spacious entrance hall.

## Living Room

18'10" x 12'0" (5.74m x 3.66m)

Bright living room with triple aspect windows; feature fireplace with stone surround and hearth.

## Dining Room

10'9" x 12'9" (3.28m x 3.89m)

Formal dining room with stunning views to the rear.

## Kitchen/Dining Room

10'9" x 14'1" (3.28m x 4.29m)

Range of high and low rise units with integrated stainless steel sink and drainer; tiled splash back. Double oven and hob with overhead extractor fan. Space for dining and door to dining room.

## Utility Area

7'8" x 4'10" (2.34m x 1.47m)

Bench with sink unit. Through to garage.

## WC

Separate W/C.

## Garage

Window to side. Up and over door.

## Landing

8'0" x 34'5" (2.44m x 10.49m)

Access to storage cupboard. Door to side entrance and steps leading down to rear garden.

## Bedroom 1

10'5" x 11'11" (3.18m x 3.63m)

Rear facing. Storage cupboard.

## En-suite

Suite encompassing low flush W/C, wash hand basin and shower.

## Bedroom 2

10'5" x 12'10" (3.18m x 3.91m)

Rear facing.

## Bedroom 3

10'5" x 14'0" (3.18m x 4.27m)

Rear facing.

## Bedroom 4

10'5" x 11'11" (3.18m x 3.63m)

Rear facing.

## Bathroom

Suite encompassing built in wash hand basin unit and bath with overhead shower.

## WC

Separate W/C.

## Landing

Access to storage cupboard.

## Sitting Room

18'10" x 11'11" (5.74m x 3.63m)

Sliding double doors to rear garden.

## Bedroom 5

10'10" x 14'0" (3.30m x 4.27m)

Rear facing.

## Bedroom 6

10'10" x 12'10" (3.30m x 3.91m)

Rear facing.

## Kitchen/Dining Room

6'7" x 11'10" (2.00m x 3.61m)

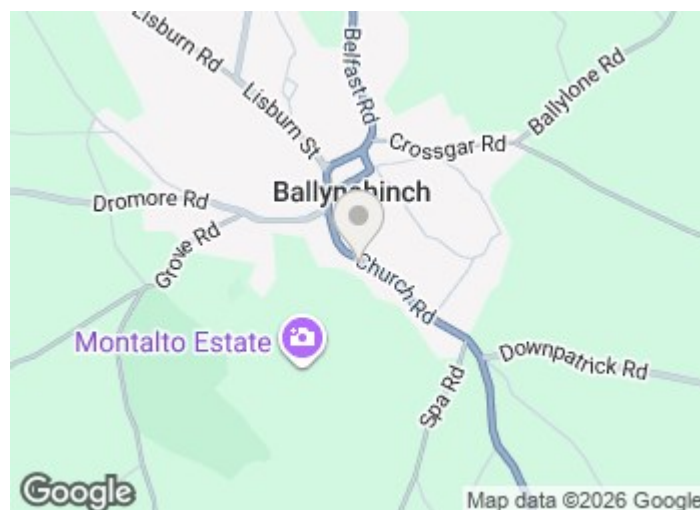
Range of high and low rise units with integrated stainless steel sink and drainer. Recess for cooker and fridge/freezer. Door to rear.

## Bathroom

Suite encompassing low flush W/C, wash hand basin and bath with overhead shower.

## Outside

To the front - tarmaced driveway with space for parking and access to garage. Mature hedging and steps leading down to rear garden. To the rear - mature gardens with area laid in lawn and an array of shrubbery and trees.

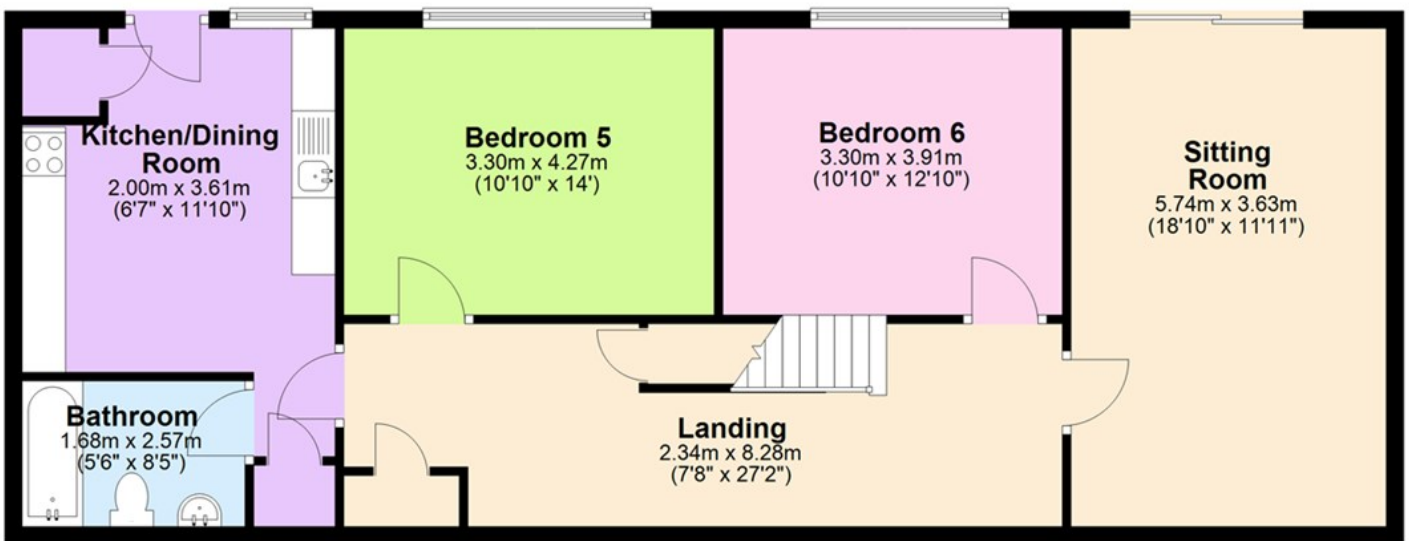


## Directions

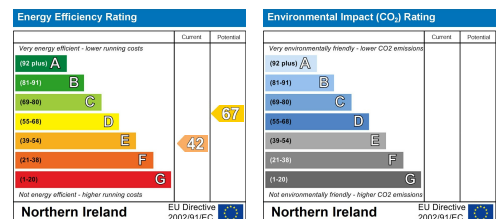


# Floor Plan

## Sub-basement



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

FORETSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444



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