



21 WEAVERS WAY

Ballynahinch BT24 8ZA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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 £235,000

21 Weavers Way

, Ballynahinch, BT24 8ZA



Entrance Hall

18'7" x 7'5" (5.66m x 2.26m)

Glazed composite door leading to entrance hall, tiled flooring, stairs, door to first floor.

Store

5'1" x 2'9" (1.55m x 0.84m)

Door to:

Living Room

16'4" x 10'2" (4.98m x 3.10m)

Bay window to front, fireplace with wood burning stove, granite hearth, laminate wooden flooring.

Kitchen/Dining Room

19'3" x 17'11" (5.87m x 5.46m)

Range of high and low level units incorporating integrated oven and hob, stainless steel cooker hood with extractor fan, stainless steel back splash, stainless steel sink unit, integrated fridge/freezer, integrated dishwasher, tiled flooring, door to rear. Dining area with skylight, tiled flooring.

Utility Room

5'6" x 9'11" (1.68m x 3.02m)

Larder cupboard, plumbed for washing machine, space for tumble dryer, tiled flooring, door to rear.

WC

6'1" x 3'2" (1.85m x 0.97m)

White suite encompassing low flush wc, wash hand basin, tiled flooring.

Landing

Access to roof space.

Hotpress

4'0" x 2'7" (1.22m x 0.79m)

Door to:

Bedroom 1

13'3" x 11'0" (4.04m x 3.35m)

Rear facing room, with ensuite.

En-suite

4'0" x 8'1" (1.22m x 2.46m)

White suite encompassing low flush wc, wash hand basin, shower unit.

Bedroom 2

11'6" x 6'7" (3.51m x 2.00m)

Front facing room.

Bathroom

Window to rear, door to:

Bedroom 3

7'4" x 8'4" (2.24m x 2.54m)

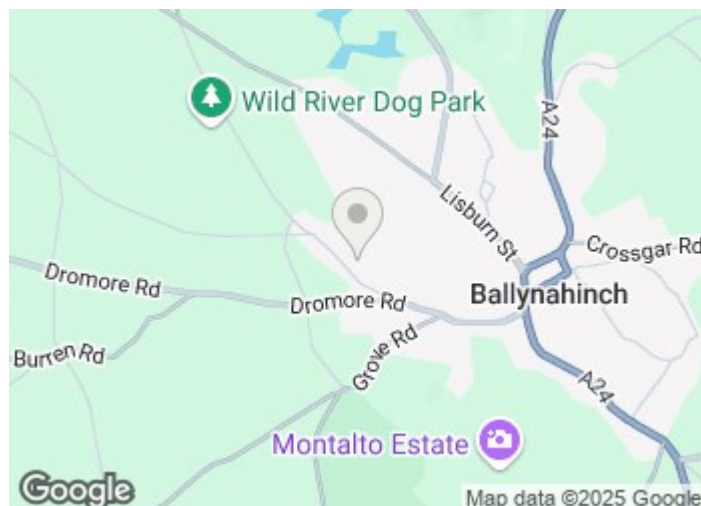
Front facing room.

Garage

Detached garage with roller door, power and light.

Outside

Garden to front laid to lawn, tarmac driveway. Enclosed garden to rear with tiled patio area.

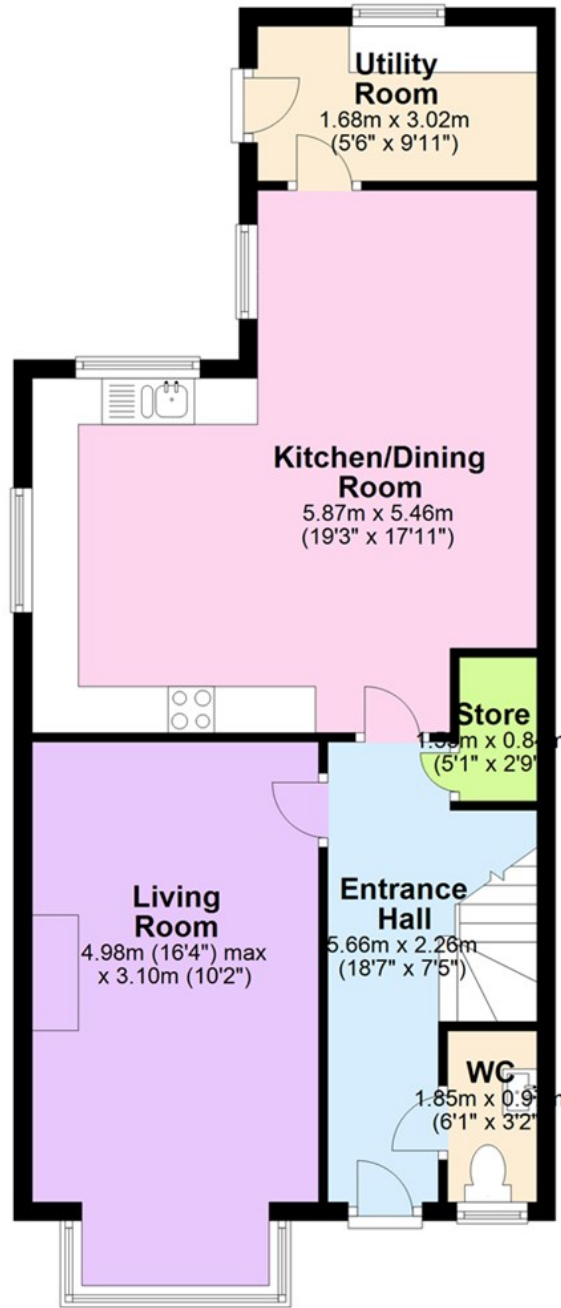


Directions

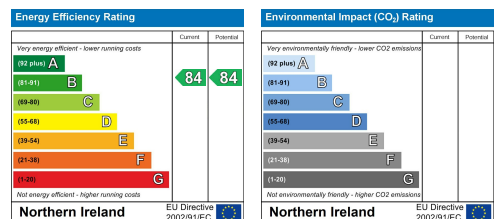


Floor Plan

Ground Floor



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