



ULSTER PROPERTY SALES

UPS

BALLYNAHINCH BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



5 PINE GROVE

Ballynahinch BT24 8EW

- Large End terrace
- Two reception rooms
- Living room
- Sitting room
- Utility room
- Downstairs w.c
- Shower room
- Kitchen with dining area
- Beautiful gardens
- Great 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

£795 Per Month

5 Pine Grove

, Ballynahinch, BT24 8EW



Entrance Hall

6'0" x 12'0" (1.83m x 3.66m)
Wood glazed front door leading to entrance hall. Storage cupboard under stairs. Stairs leading to first floor.

Living Room

14'1" x 12'0" (4.29m x 3.66m)
Stone fireplace with open fire, sliding doors leading to rear garden. Door to kitchen.

Sitting Room

14'11" x 10'5" (4.55m x 3.17m)
Bay window to front. Tiled fireplace with open fire with back boiler and inbuilt storage to either side

Kitchen/Dining Room

11'7" x 10'5" (3.53m x 3.17m)
Range of high and low level units incorporating stainless steel sink unit, built in oven and electric hob, cooker hood with extractor fan, space for fridge/freezer
Window to rear, door to utility room.

Utility Room

9'0" x 5'4" (2.74m x 1.63m)
Range of high and low level units incorporating stainless steel sink unit, plumbed for washing machine, space for tumble dryer, door to front.

WC

3'0" x 5'4" (0.91m x 1.63m)
Low flush w.c

Landing

6'1" x 12'2" (1.85m x 3.71m)
Window to front, double door.

Store

1'6" x 2'4" (0.46m x 0.71m)

Bedroom 1

14'1" x 8'10" (4.29m x 2.69m)
Rear facing room with built in wardrobe.

Wardrobe

2'0" x 2'4" (0.61m x 0.71m)

Shower Room

7'8" x 6'0" (2.34m x 1.83m)
Recently refurbished shower room, white suite incorporating corner shower, vanity unit with wash hand basin, low flush wc, hot press. Fully tiled walls.

Bedroom 2

10'9" x 6'7" (3.28m x 2.00m)
Rear facing room.

Bedroom 3

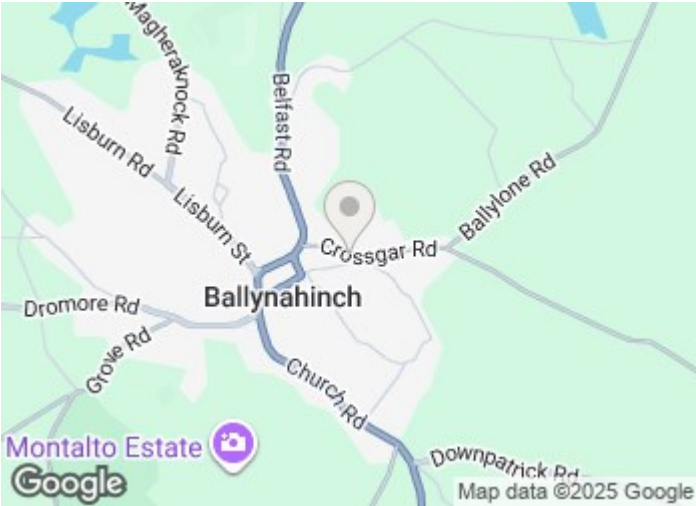
9'5" x 10'5" (2.87m x 3.17m)
Front facing room.

Outside

To the the front is well maintained stoned garden and to the rear is a larger than normal corner plot which is fully fenced and south facing with well presented garden laid out in lawns, mature plantings, a large store and a greenhouse.

Other Spec

Oil fired central heating.



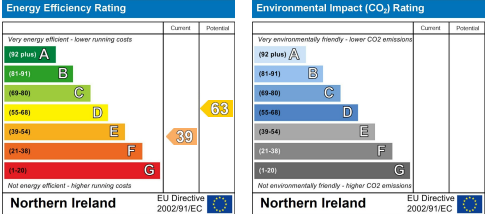
Directions



Floor Plan



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