

34 CROOB PARK

Ballynahinch BT24 8BB

- End Townhouse
- Three Bedrooms
- Downstairs Shower Room
- Living Room with feature fireplace
- Kitchen / Dining
- Enclosed Rear Garden
- Popular & Convenient Location
- Ideal for First Time Buyers or Investors
- On Street Parking

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 £119,950

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, Ballynahinch, BT24 8BB



Entrance Hall

14'10" x 6'8" (4.52m x 2.03m)

PVC glazed front door and side panel window into bright and spacious entrance hall.

Living Room

10'0" x 12'10" (3.05m x 3.91m)

Fireplace with tiled surround and hearth.

Kitchen/Dining Room

10'1" x 12'10" (3.07m x 3.91m)

Range of high and low rise units with stainless steel sink and drainer and tiled splash backs. Electric oven and hob with overhead stainless steel extractor

fan. Recess for fridge/freezer and washing machine. Space for dining. Door to rear. Access to hot press.

Shower Room

White suite encompassing low flush W/C, wash hand vanity unit and walk in shower. Tiled walls and floor.

Landing

9'7" x 6'8" (2.92m x 2.03m)

Window to front.

Bedroom 1

9'7" x 12'11" (2.92m x 3.94m)

Front facing. Built in robes.

Bedroom 2

9'6" x 12'11" (2.90m x 3.94m)

Rear facing.

Bedroom 3

10'9" x 6'8" (3.27m x 2.03m)

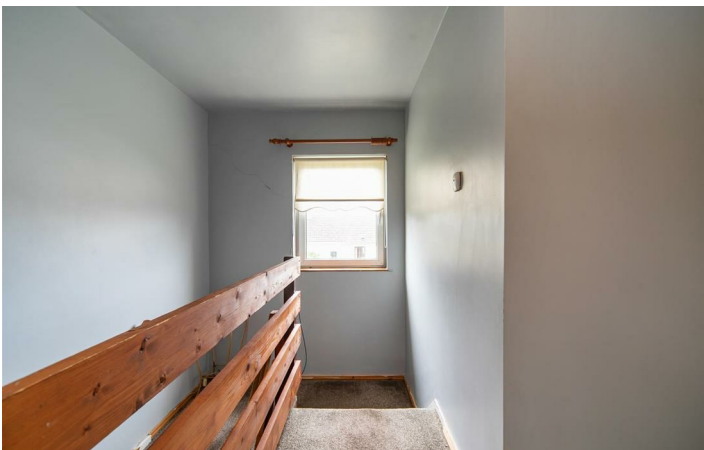
Rear facing. Built in storage cupboard.

OUTSIDE

To the front - crazy paved area with flowerbed. To the rear - enclosed rear garden with yard area and steps up to area laid in lawn. Outhouse.

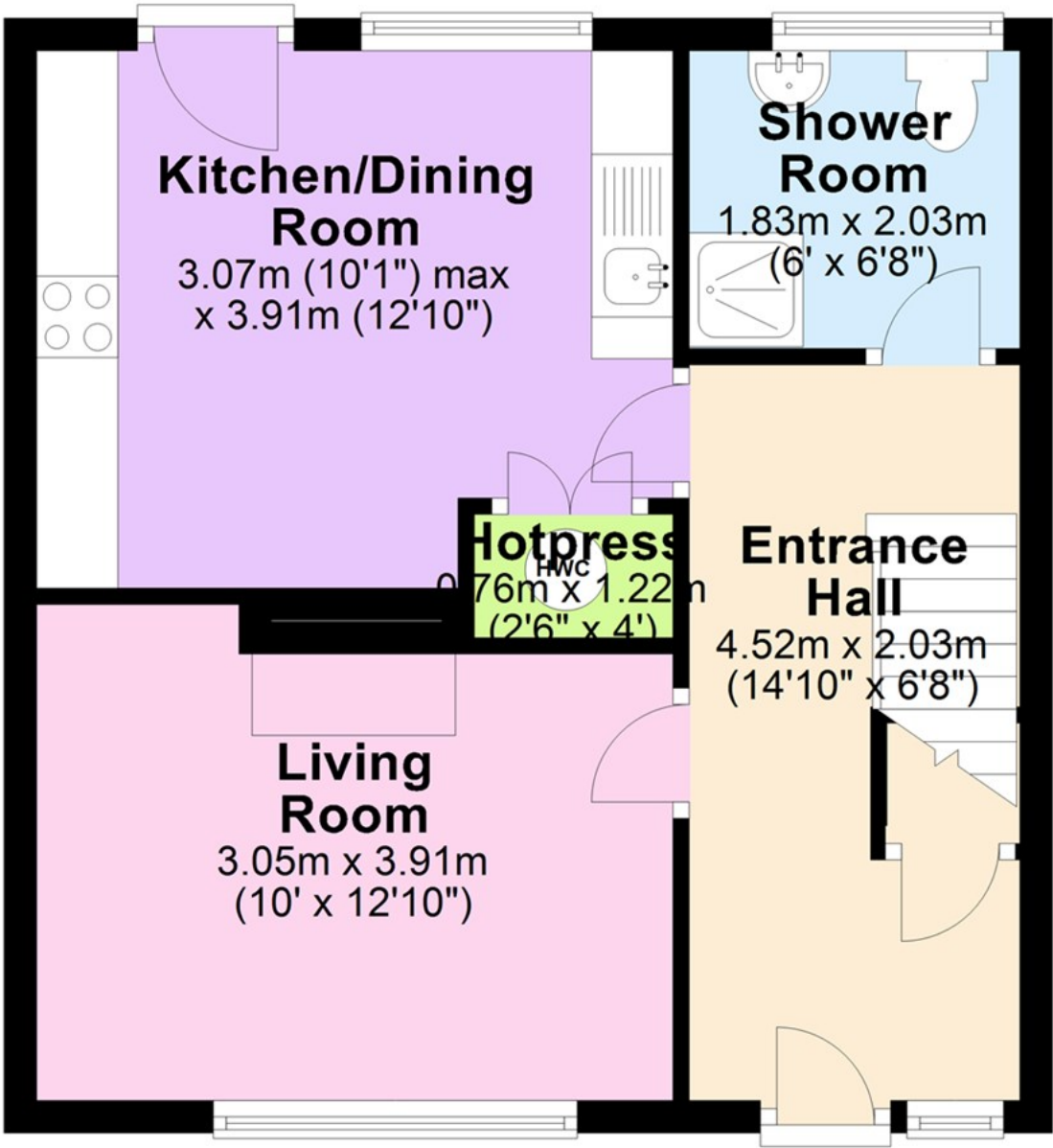


Directions

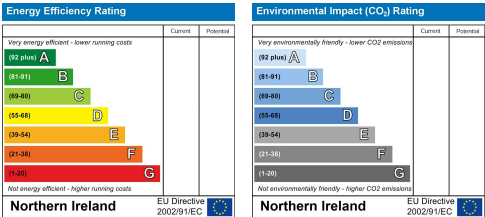


Floor Plan

Ground Floor



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