



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

34 Croob Park , 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. Door to rear.

Bedroom 3

10'9" x 6'8" (3.27m x 2.03m)
Rear facing. Built in storage cupboard.

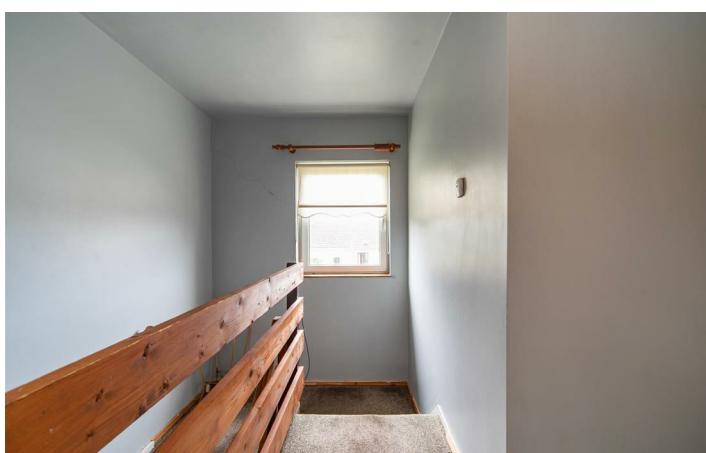
OUTSIDE

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.



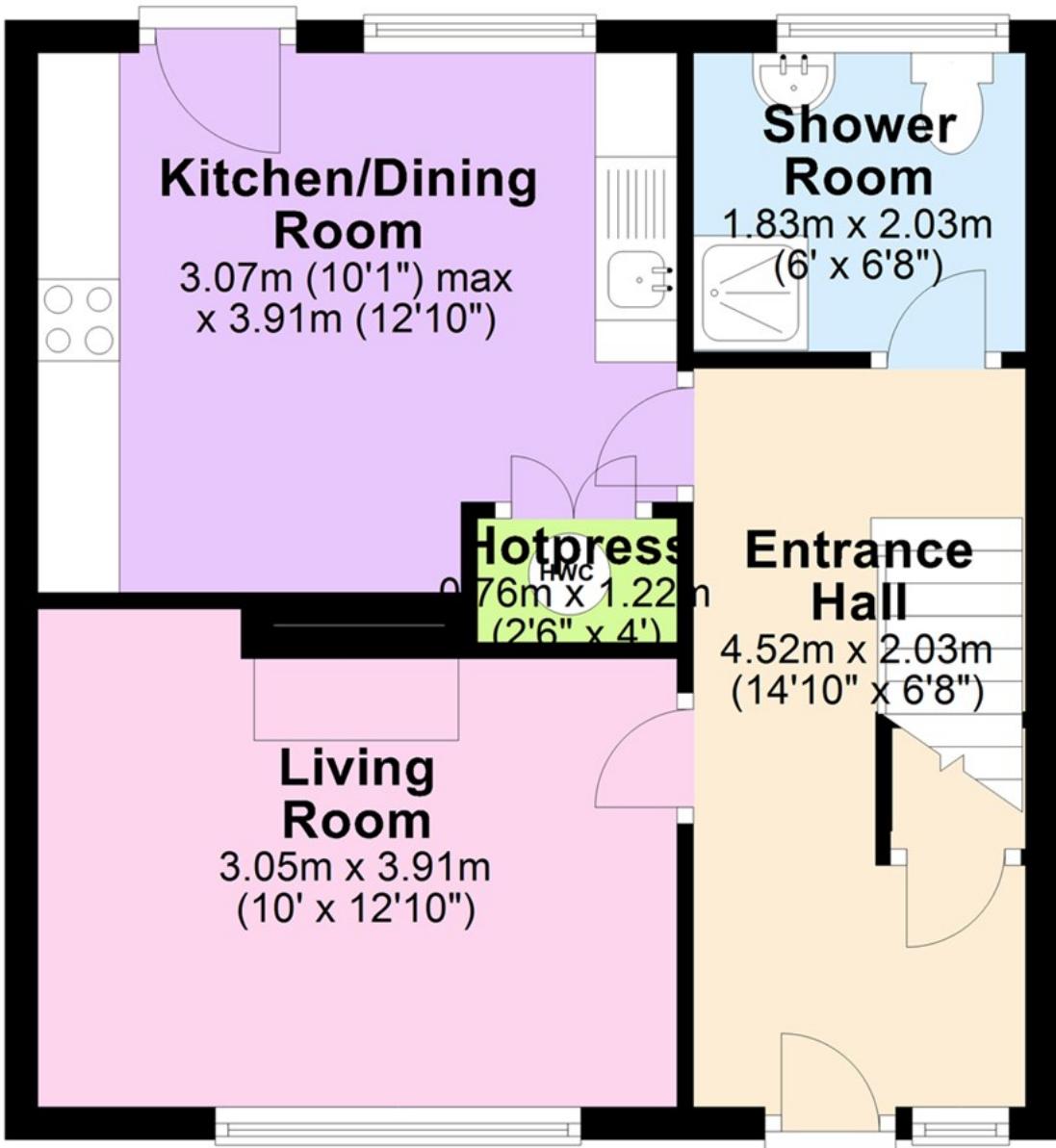
Directions





Floor Plan

Ground Floor



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.

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Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC	

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