

36 CHURCH VIEW

Ballynahinch BT24 8RE

- Semi Detached House
- Well Presented Throughout
- Living Room with Stove
- Kitchen/ Dining
- Three Bedrooms (Bedroom with Shower and Sink)
- Family Bathroom
- Well Maintained Enclosed Rear Garden
- Convenient and Popular Location
- Walking Distance to Local Amenities

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	70	78
	EU Directive 2002/91/EC	

Offers Around £185,000

36 Church View

, Ballynahinch, BT24 8RE



Entrance Hall

14'0" x 5'9" (4.27m x 1.75m)
PVC glazed front door and side panel window into bright entrance hall with parquet style flooring and feature wall paneling. Access to storage cupboard.

Living Room

14'0" x 10'5" (4.27m x 3.18m)
Feature fireplace with wood burning stove and feature wooden mantle. Wooden flooring and ceiling cornicing.

Kitchen/Dining Room

11'1" x 16'6" (3.38m x 5.03m)
Range of high and low rise units with integrated sink and drainer.

Electric oven and hob with stainless steel extractor fan. Recess for fridge/freezer; washing machine and dish washer. Space for dining. Door to rear and sliding patio doors to wooden decking area ideal for outside entertaining.

Landing

9'3" x 5'10" (2.82m x 1.78m)
Access to hot press.

Bedroom 1

11'0" x 6'7" (3.35m x 2.00m)
Rear facing. Corner shower and vanity sink unit.

Bedroom 2

14'2" x 8'5" (4.32m x 2.57m)
Front facing. Built in wardrobe.

Bathroom

5'9" x 6'8" (1.75m x 2.03m)
White suite encompassing low flush W/C, vanity wash hand unit and bath with overhead shower. Tiled walls.

Bedroom 3

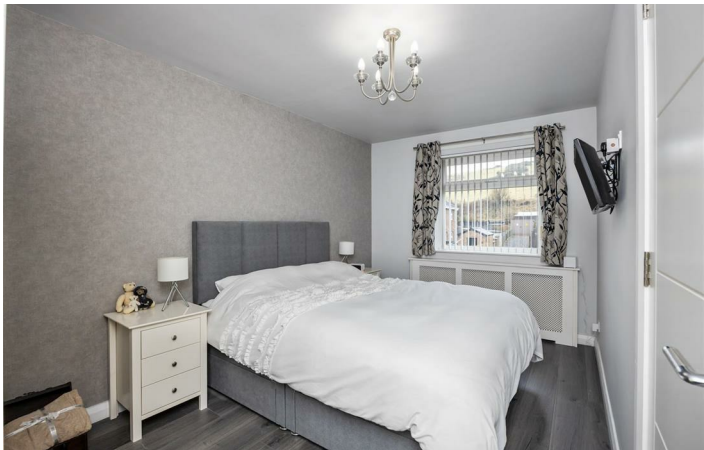
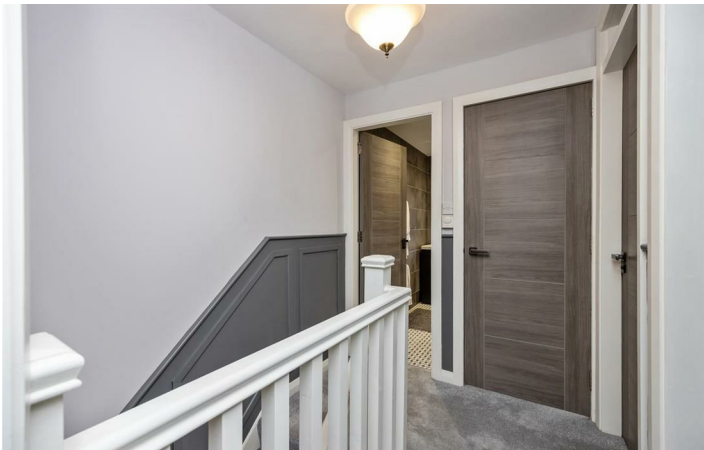
7'7" x 7'10" (2.31m x 2.39m)
Front facing. Storage cupboard.

OUTSIDE

To the front - tarmaced driveway with ample space for off street parking and lawned area. To the rear - brick paved patio area and wood decked area ideal for outside entertaining. Steps down to lawned area with stoned flowerbeds with an array of shrubbery.

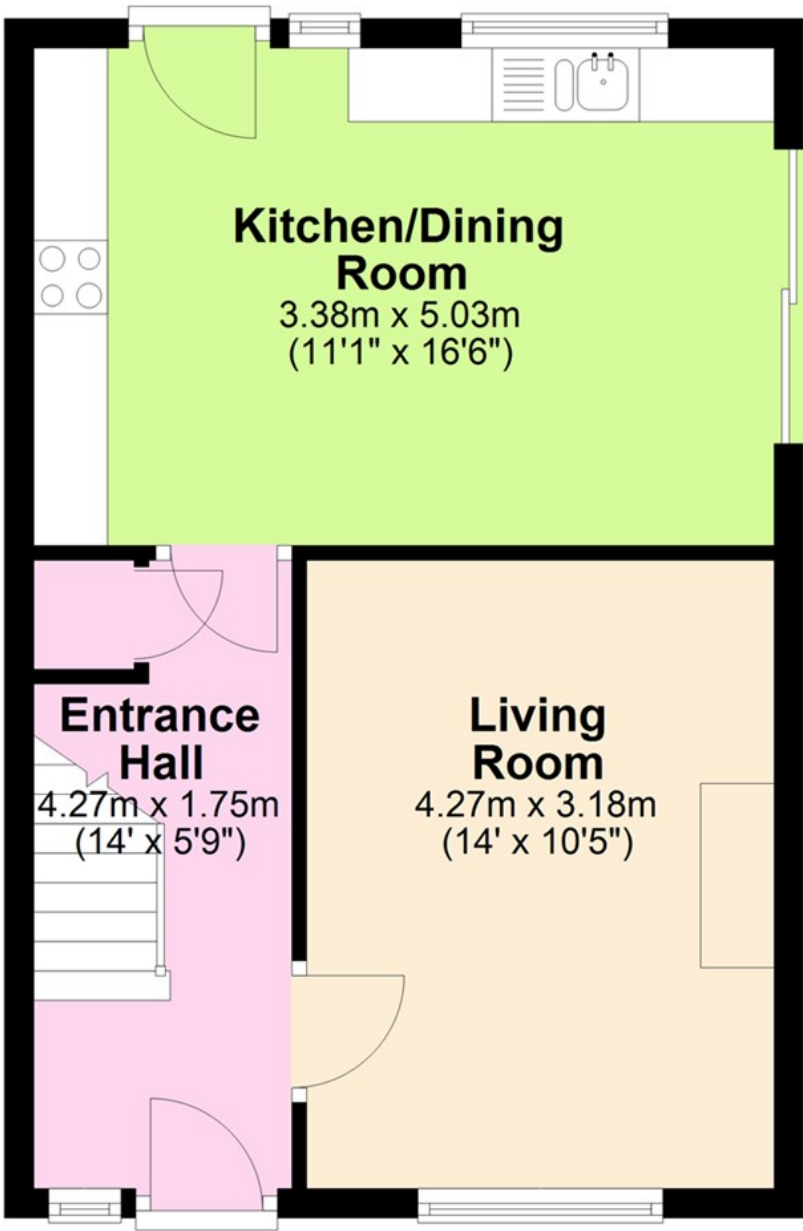


Directions

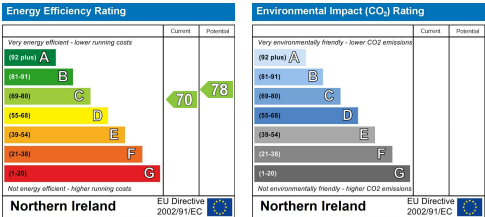


Floor Plan

Ground Floor



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