



ULSTER PROPERTY SALES

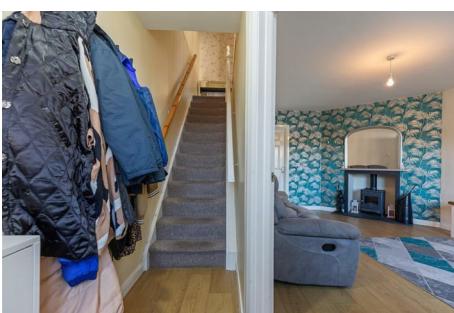
UPS

BALLYNAHINCH BRANCH2 Main Street, Ballynahinch, County
Down, BT24 8DN

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NETWORK STRENGTH - LOCAL KNOWLEDGE



29 RIVERVIEW HEIGHTS

Ballynahinch BT24 8US

- Semi Detached Home
- Living Room with wood burning stove
- Kitchen/ Dining Area
- Three Bedrooms (Master Bedroom with Ensuite)
- Family Bathroom
- Downstairs W/C
- Well Presented Throughout
- Enclosed Rear Garden
- Popular and Convenient Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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 £187,500

29 Riverview Heights , Ballynahinch, BT24 8US



Entrance Hall

15'1" x 3'3" (4.61m x 0.99m)
PVC glazed front door into bright entrance hall with wooden laminate flooring.

Living Room

19'0" x 12'5" (5.79m x 3.79m)
Bright and spacious living room with wooden laminate flooring; feature fireplace with wood burning stove.

Kitchen/Dining Room

13'9" x 16'0" (4.19m x 4.88m)
Range of high and low rise units with integrated stainless steel sink and drainer. Electric oven and hob with overhead stainless steel extractor fan. Recess for dish

washer. Space for dining and door to rear.

WC

7'10" x 3'3" (2.39m x 0.99m)
White suite encompassing low flush W/C and wash hand basin.

Landing

12'10" x 7'2" (3.91m x 2.19m)

Master Bedroom
13'5" x 11'8" (4.09m x 3.55m)
Front facing.

En-suite

10'11" x 3'0" (3.33m x 0.91m)
White suite encompassing low flush W/C, wash hand basin and shower. Tiled floor and splash backs.

Bedroom 2

12'6" x 8'6" (3.80m x 2.58m)
Rear facing.

Bedroom 3

8'4" x 6'4" (2.54m x 1.93m)
Rear facing.

Bathroom

6'2" x 8'6" (1.89m x 2.58m)
White suite encompassing low flush W/C, wash hand basin and bath with overhead shower. Tiled floor and part tiled walls.

Outside

To the front paved driveway with ample space for off street parking.
To the rear - enclosed rear garden with paved patio and stoned areas.

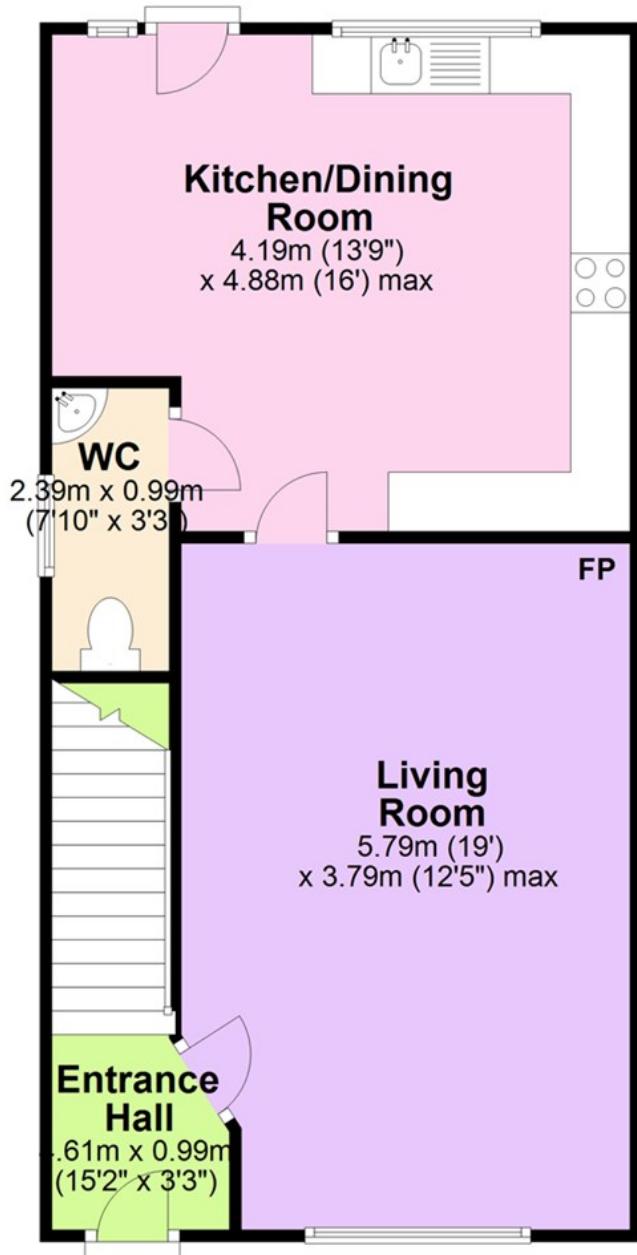


Directions



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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		
(70-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC	