

## 23 ANTRIM ROAD

Ballynahinch BT24 8AN

- Mid terrace
- Two bedrooms
- Living room
- Kitchen with dining area
- Utility room
- Rear porch
- Bathroom
- Detached garage
- Large gardens
- Well presented

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	72	73
EU Directive 2002/91/EC		

**Offers Around £125,000**

## 23 Antrim Road

, Ballynahinch, BT24 8AN



**Entrance Hall**

7'5" x 2'10" (2.25m x 0.87m)  
Pvc front door to entrance hall.

**Living Room**

17'1" x 11'2" (5.21m x 3.41m)  
Large living room with window to the front. Storage area under the stairs.

**Kitchen/Dining Room**

12'5" x 8'8" (3.78m x 2.64m)  
A range of high and low level units including integrated oven and hob, space for fridge freezer, space for tumble dryer, extractor fan. Wooden laminate flooring and tiled splash.

**Rear Porch**

5'3" x 3'1" (1.60m x 0.94m)  
Door to rear.

**Utility Area**

6'6" x 3'1" (1.98m x 0.94m)  
Space for washing machine and tumble dryer.

**Landing**

Large store cupboard.

**Bedroom 1**

9'10" x 10'7" (3.00m x 3.23m)  
Front facing bedroom.

**Bathroom**

White suite comprising bath,

wash hand basin and low flush w.c.

**Bedroom 2**

9'6" x 8'8" (2.89m x 2.65m)  
Rear facing with hotpress.

**Garage**

Large garage with up and over door.

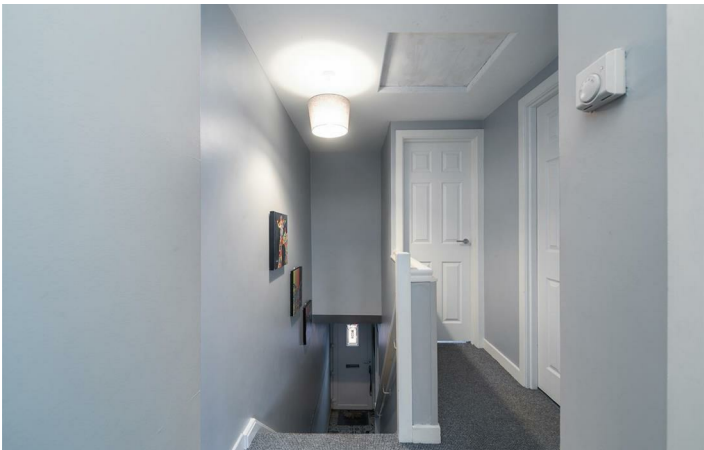
**Outside**

To the rear is an extensive rear garden and parking.



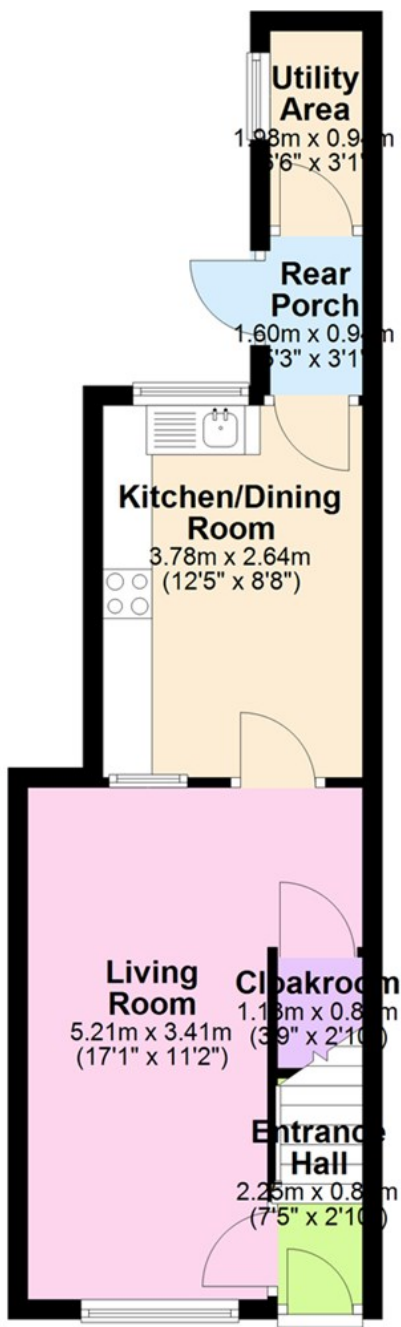
**Directions**



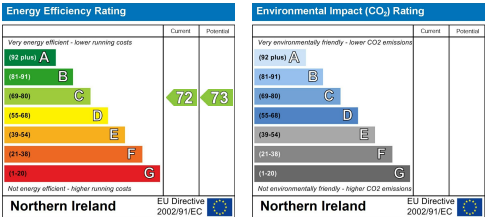


Floor Plan

Ground Floor



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