

11 ASHBURN

Ballynahinch BT24 8DQ

- Semi Detached Home
- Three Bedrooms
- Family Bathroom
- Living Room
- Kitchen with Dining
- Separate Dining Room / Second Reception
- Convenient and Popular Location
- Enclosed Rear Garden
- Detached Garage

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 £179,950

11 Ashburn

, Ballynahinch, BT24 8DQ



Entrance Hall

PVC glazed front door into bright entrance hall with tiled floor. Under stair storage cupboard. Door to side.

Living Room

16'5" x 13'6" (5.00m x 4.12m)

Bright and spacious living room with feature fireplace with brick surround and tiled hearth. Double doors through to dining room:

Dining Room

10'8" x 10'2" (3.25m x 3.10m)

Rear facing.

Kitchen/Dining

10'8" x 20'3" (3.25m x 6.17m)

Range of high and low rise units with integrated stainless steel sink

and drainer with tiled splash backs. **Bathroom**

Recess for fridge/freezer and cooker. 4'2" x 6'5" (1.26m x 1.96m)

Tiled floor.

Landing

Window to side. Access to hot press.

Bedroom 1

9'8" x 9'1" (2.95m x 2.77m)

Skylight and window to side.

Bedroom 2

9'8" x 10'11" (2.95m x 3.33m)

Skylight.

Bedroom 3

9'9" x 9'3" (2.97m x 2.82m)

Skylight. Storage cupboard.

Suite encompassing low flush W/C, wash hand basin and bath with overhead shower. Tiled walls.

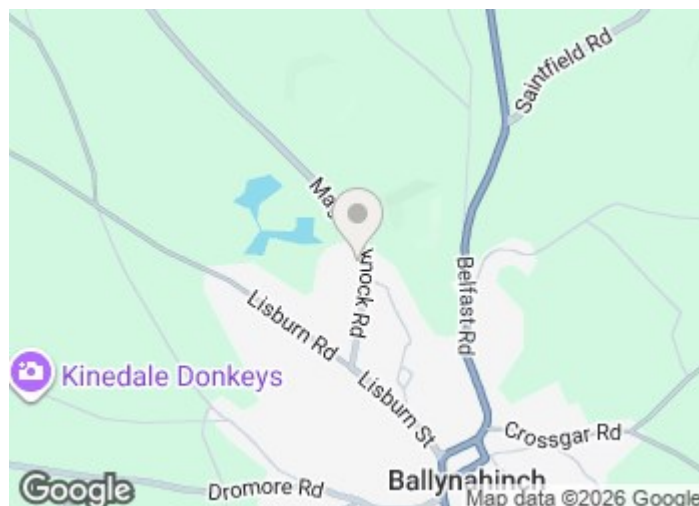
Garage

Up and over door, door to side.

Power and light.

OUTSIDE

To the front - tarmaced driveway with ample space for off street parking and access to detached garage. Area laid in lawn. To the rear - area laid in lawn and an array of mature shrubbery.



Directions



