



## 9 WOODRIDGE

### Ballynahinch BT24 8XB

- Detached home
- Four bedrooms
- Master bedrooms ensuite
- Living room
- Kitchen with dining area
- Family bathroom
- Wc
- Garage
- Large parking area and garden
- Well presented

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	64
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC 	

**Offers Around £285,000**

# 9 Woodridge

, Ballynahinch, BT24 8XB



## Entrance Hall

18'10" x 7'2" (5.74m x 2.19m)  
Large bright entrance hall with tiled flooring.

## Living Room

18'10" x 13'0" (5.74m x 3.96m)  
Bright spacious living room with feature fireplace and bay window.

## Kitchen/Dining Room

18'3" x 12'8" (5.56m x 3.86m)  
A range of high and low level units including stainless steel sink unit, space for fridge freezer, integrated over and hob. Tiled flooring and splash area. Door to side.

## WC

6'4" x 2'10" (1.93m x 0.86m)  
Low flush w.c and wash hand basin. Tiled flooring and splash.

## Bedroom 4

10'0" x 10'0" (3.05m x 3.05m)  
Rear facing bedroom.

## Landing

Understairs storage cupboard.

## Master Bedroom

11'2" x 13'0" (3.40m x 3.96m)  
Rear facing bedroom with ensuite.

## En-suite

7'0" x 5'4" (2.13m x 1.63m)  
White suite comprising low flush

w.c, wash hand basin and shower cubicle. Tiled floor and walls.

## Bathroom

7'3" x 12'8" (2.21m x 3.86m)  
Suite comprising low flush w.c., bath and wash hand basin. Tiled floor and walls. Hotpress.

## Bedroom 2

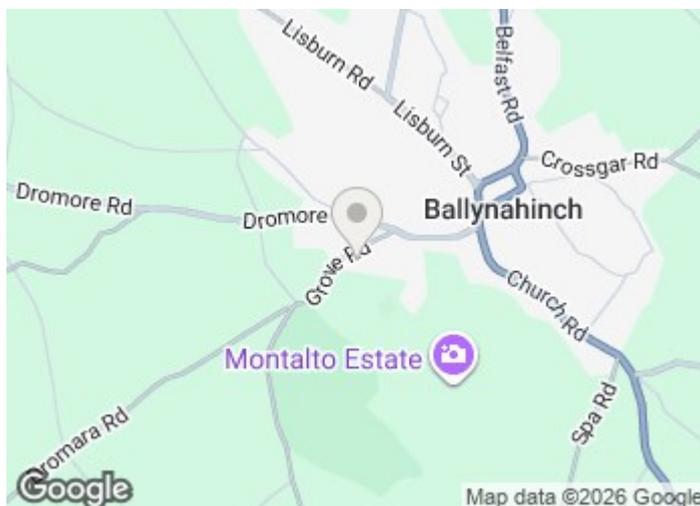
9'3" x 12'8" (2.82m x 3.86m)  
Side facing with walk in wardrobe.

## Bedroom 3

9'2" x 13'4" (2.79m x 4.06m)  
Rear facing bedroom.

## Garage

Up and over door.

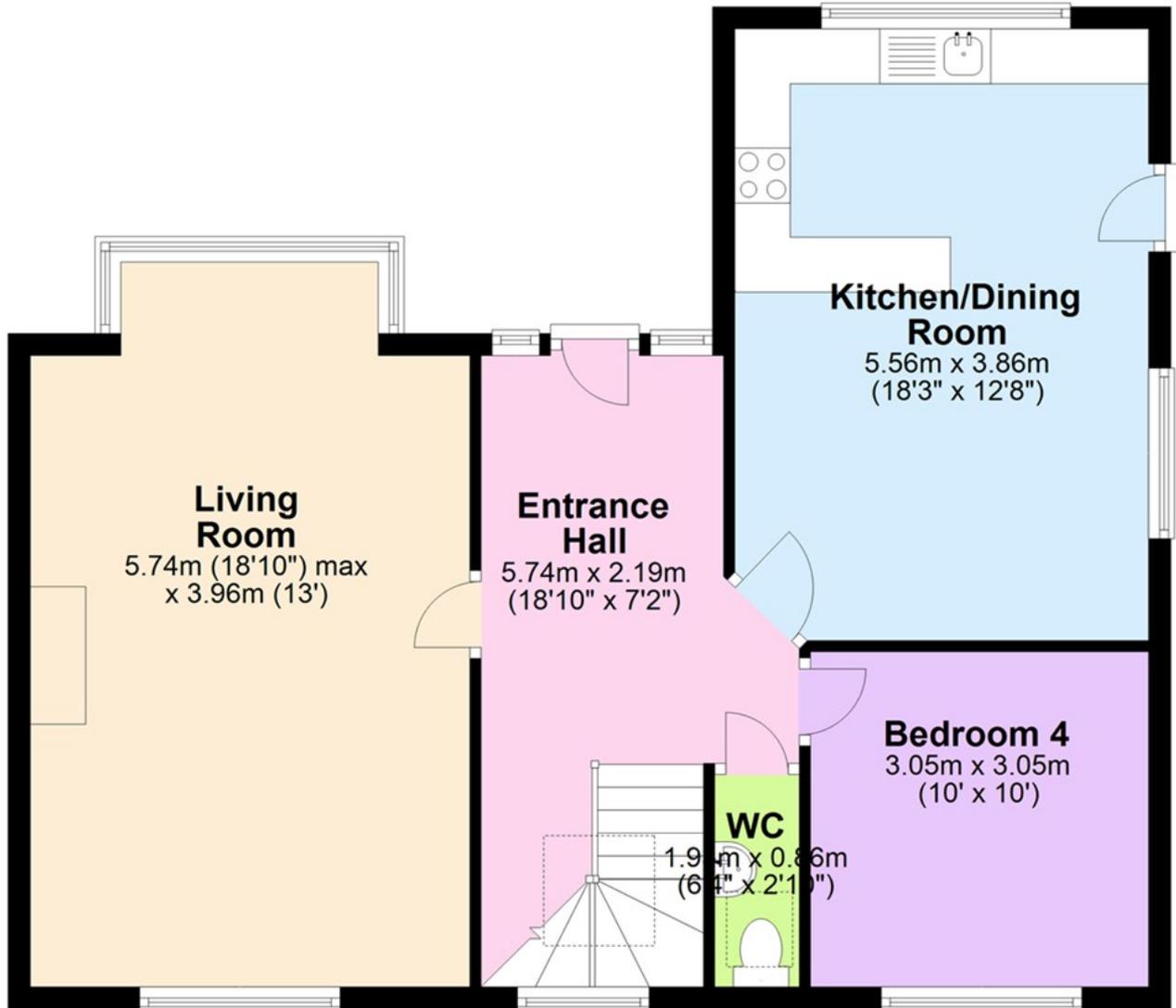


## Directions

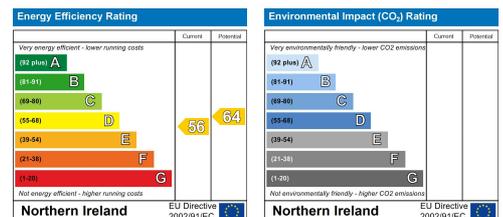


# Floor Plan

## First 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

DOWNPATRICK  
028 4461 4101

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

DONAGHADEE  
028 9188 8000

MALONE  
028 9066 1929

BALLYNAHINCH  
028 9756 1155

CAVEHILL  
028 9072 9270

FORESTSIDE  
028 9064 1264

NEWTOWARDS  
028 9181 1444



Aaron Ferris trading under licence as Ulster Property Sales (Ballynahinch)  
©Ulster Property Sales is a Registered Trademark