



## 27 HILLCREST DRIVE

Ballynahinch BT24 8HE

- Three bedrooms
- Living room
- Kitchen/ dining area
- Bathroom
- Garden
- Utility room
- Duplex apartment
- Parking
- Walking distance from town centre

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>		75	77
(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>		EU Directive 2002/91/EC	

**£750**

# 27 Hillcrest Drive

, Ballynahinch, BT24 8HE



## Entrance Hall

Solid wood glazed front door leading to entrance hall.

## Kitchen/Dining

11'0" x 9'10" (3.35 x 3.00)

Range of high and low level units incorporating stainless steel sink unit and a half, integrated oven and hob, cooker hood with extractor fan, space for fridge/freezer and dishwasher, glazed display unit, breakfast bar. Tiled flooring and wall tiling.

## Living Room

13'5" x 11'4" (4.09 x 3.45)

Bright living room incorporating

fireplace with wood surround. Wood laminate flooring and cornicing. Window to rear.

## Bathroom

9'9" x 8'7" (2.97 x 2.62)

Suite incorporating corner panelled bath, low flush wc, pedestal wash hand basin and corner shower unit with electric shower. Wall tiling and wall paneling. Laminate flooring.

## First floor

Landing area leading to three bedrooms and utility.

## Bedroom 1

9'11" x 9'10" (3.02m x 3.00m)

Window to side. Carpeted flooring

## Bedroom 2

13'2" x 9'10" (4.01m x 3.00m)

Spacious bedroom with window to rear. Carpeted flooring.

## Bedroom 3

10'0" x 8'6" (3.05m x 2.59m)

Window to rear, carpeted flooring.

## Utility area

8'1" x 5'6" (2.46 x 1.68)

Plumbed for washing machine, space for tumble dryer.

## Outside

To the rear is an enclosed garden laid out in lawn and a communal parking area.

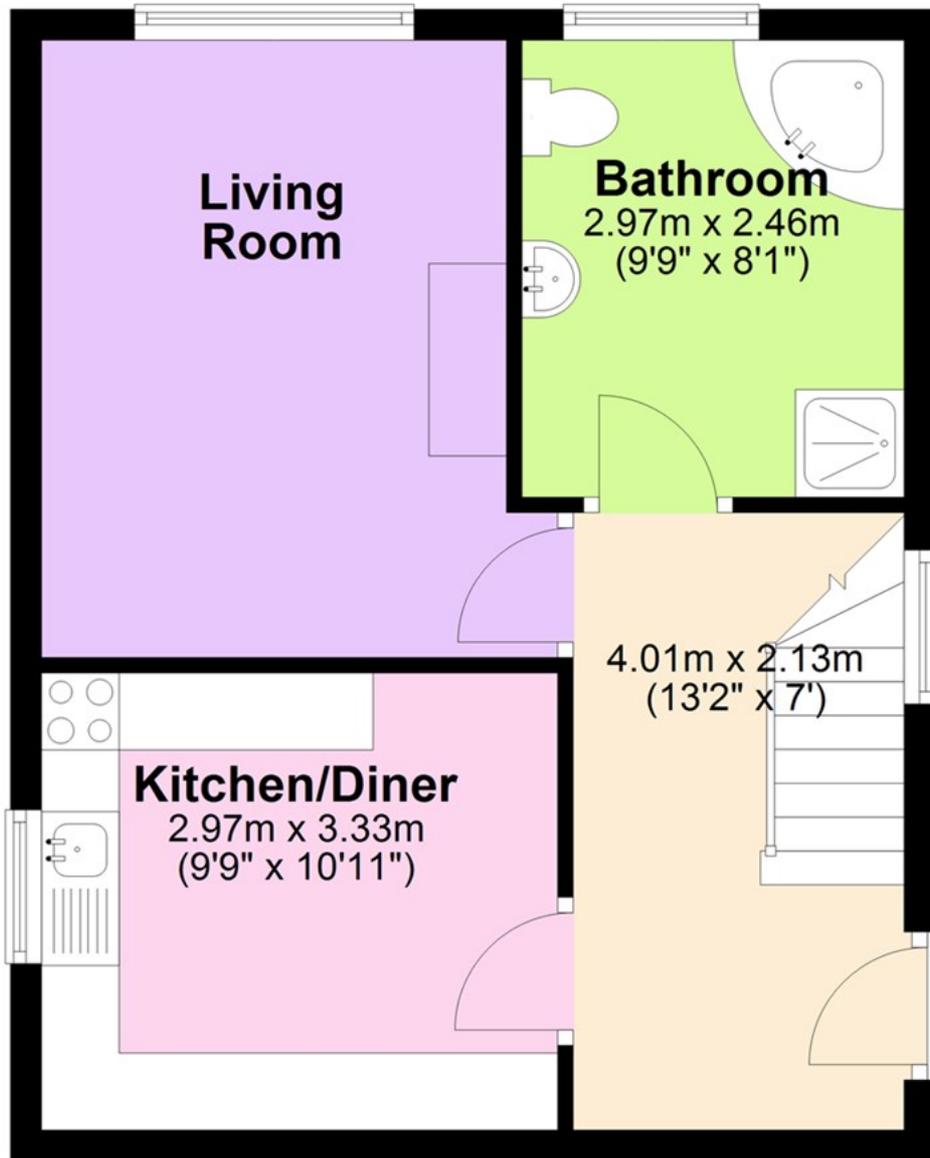


## Directions

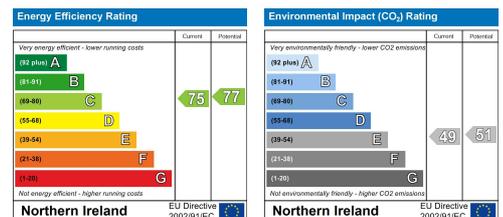


## Floor Plan

### 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 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