

## 16 ASHBURN

Ballynahinch BT24 8DQ

- Three bedroom
- Living room
- Kitchen with dining area
- Newly fitted bathroom
- Beautifully presented
- Large garden
- Off street parking
- Semi detached home

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>		50	60
(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	

**Offers Around £189,950**

# 16 Ashburn

, Ballynahinch, BT24 8DQ



## Entrance Hall

Solid wood front door leading to entrance hall with tiled flooring and under stair storage cupboard, shelved and space for tumble dryer. Door to side.

## Living Room

12'8" x 10'8" (3.86 x 3.25)

Feature bay window, white marble fireplace with marble hearth. Solid wood flooring.

## Kitchen/Dining

20'4" x 18'9" (6.20 x 5.72)

Range of high and low level units incorporating space for range style cooker, stainless steel cooker

hood and electric fan, integrated dishwasher, stainless steel sink unit, space for fridge/freezer, plumbed for washing machine, glazed display cabinet, Tiled flooring and splash areas.

## First floor

Access to roofspace.

## Bedroom One

10'1" x 9'1" (3.07 x 2.77)

Rear facing room,

## Bedroom Two

10'11" x 10'2" (3.33 x 3.10)

Rear facing room.

## Bedroom Three

9'4" x 7'2" (2.84 x 2.18)

Front facing room.

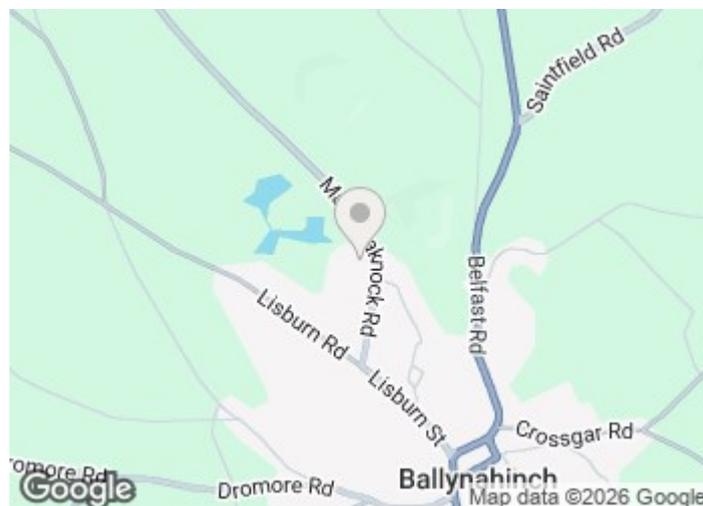
## Bathroom

9'2" x 6'11" (2.79 x 2.11)

Stunning white suite comprising stand alone bath, low flush wc, wash hand basin with vanity unit and corner shower. Tiled flooring and splash areas.

## Outside

To the front is a good size garden laid out in lawns and ample parking and mature plantings. To the rear is an enclosed garden laid out in lawns with a large paved patio area.

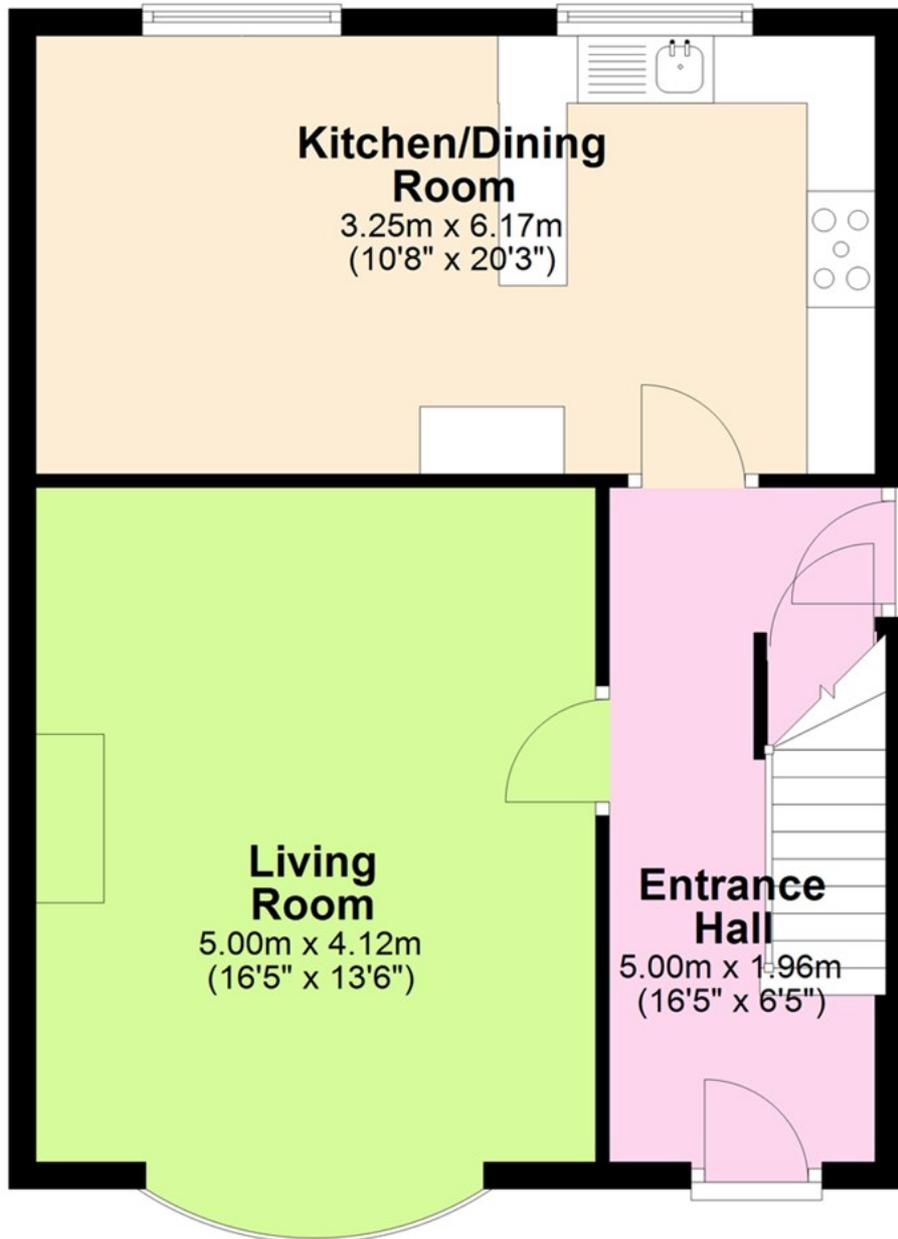


## Directions

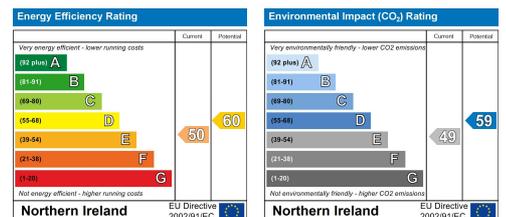


## Floor Plan

### Ground Floor



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