



16 THE BEECHES

Spa Ballynahinch BT24 8RA

- Four bedrooms
- Master bedroom ensuite
- Living/ dining room
- Sitting room
- Kitchen/ diner
- Conservatory
- Beautifully presented
- Large Gardens
- Garage
- Detached family home

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £339,950

16 The Beeches

Spa, Ballynahinch, BT24 8RA



Entrance Hall

12'6" x 8'0" (3.81 x 2.44)

PVC front door with glazed side panels leading into bright and spacious entrance hall with storage cupboard and solid wood flooring.

Cloakroom

8'5" x 4'7" (2.57 x 1.40)

Tiled flooring and space for hanging coats.

Downstairs w.c

5'8" x 4'0" (1.73 x 1.22)

White suite comprising low flush wc and wash hand basin. Tiled flooring and walls.

Living room

20'10" x 13'0" (6.35 x 3.96)

Large living room. Cornicing and feature gas fireplace with wooden surround and slate hearth.

Sitting room

13'0" x 12'1" (3.96 x 3.68)

Solid wood flooring and cornicing.

Kitchen/Dining

14'0" x 12'1" (4.27 x 3.68)

Luxury kitchen with a range of high and low level units incorporating granite worktops, glazed display units, one and a half bowl stainless sink unit, Island unit, integrated dishwasher, integrated microwave, stainless steel electric fan, space for range cooker and space for American fridge/freezer. Tiled floor. Through too:

Conservatory

14'3" x 11'4" (4.34 x 3.45)

Large bright conservatory with tiled flooring and double doors to decking area. Feature brick wall.

Utility Room

16'7" x 7'4" (5.05 x 2.24)

A range of high and low level units including single drainer stainless steel sink and plumbed for washing machine. Door to rear and garage.

First floor

Large gallery landing with access to roofspace. Large hotpress with radiator.

Master bedroom

12'2" x 12'0" (3.71 x 3.66)

Master bedroom with ensuite and built in slide robes. Cornicing.

Ensuite

8'7" x 6'6" (2.62 x 1.98)

White suite comprising shower, low flush wc and his and hers wash hand basins. Tiled flooring and walls.

Bedroom Two

12'1" x 10'0" (3.68 x 3.05)

Rear facing room with wood laminate flooring.

Bathroom

10'7" x 7'10" (3.23 x 2.39)

White suite comprising panel bath with overhead shower, low flush wc and wash hand basin. Tiled flooring and walls. Towel radiator.

Bedroom Three

10'4" x 9'10" (3.15 x 3.00)

Front facing room with wood laminate flooring.

Bedroom Four

13'0" x 11'2" (3.96 x 3.40)

Rear facing room.

Garage

18'3" x 15'11" (5.56 x 4.85)

A remote controlled insulated roller door.

Outside

To the front is a large tarmac driveway and stoned flower beds with an array of plantings and mature trees. To the rear is a large enclosed garden laid out in lawn with a large raised decking area, patio area ideal for outside entertaining and mature trees.

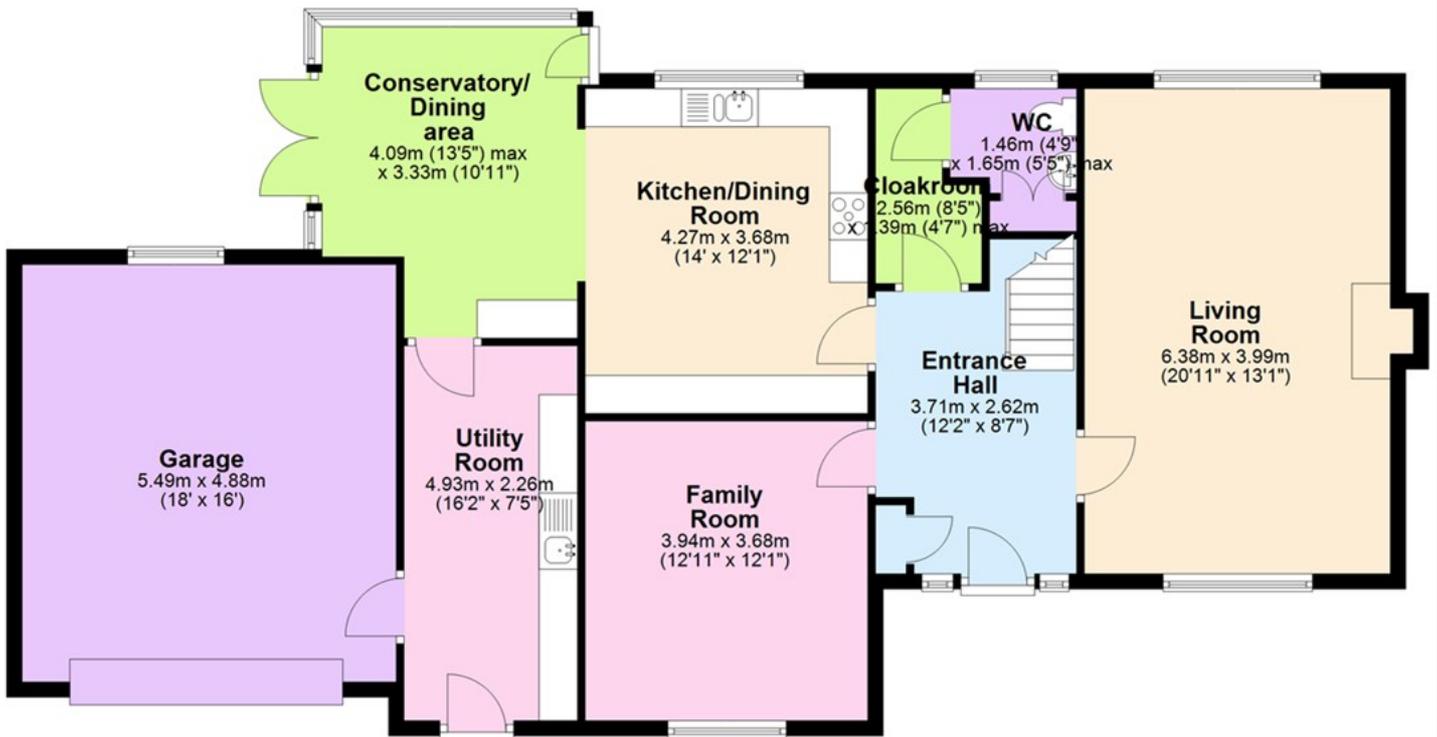


Directions

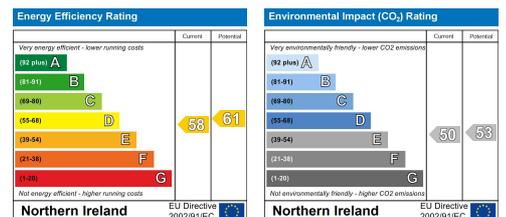


Floor Plan

Ground Floor



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