

## 14 EDENGROVE PARK NORTH

Ballynahinch BT24 8FQ

- Semi Detached Home
- Beautifully Presented Throughout
- Living Room
- Kitchen with Dining
- Three Bedrooms
- Incl Master bedroom with ensuite
- Family Bathroom
- Downstairs W/C
- Enclosed Rear Garden with Shed
- Popular and Convenient Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(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	

**Offers Around £235,000**

# 14 Edengrove Park North

, Ballynahinch, BT24 8FQ



## Entrance Hall

12'4" x 4'10" (3.75m x 1.48m)

PVC front door with side panel window into bright entrance hall with tiled floor.

## Living Room

16'1" x 12'5" (4.90m x 3.79m)

Bright and spacious living room.

## Kitchen/Dining Room

10'6" x 21'7" (3.20m x 6.58m)

Modern fitted kitchen with a range of low and high rise units with integrated stainless steel sink and drainer. Electric oven and hob with overhead stainless steel extractor fan. Recess for American style fridge/freezer. Tiled floor. Space for dining. Double patio doors to rear garden.

## Store

2'10" x 3'8" (0.86m x 1.12m)

## WC

6'8" x 3'8" (2.03m x 1.12m)

Window to side. White suite encompassing low flush W/C and wash hand basin. Tiled floor and splash backs.

## Landing

7'1" x 12'2" (2.15m x 3.71m)

## Master Bedroom

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

Front facing.

## En-suite

6'3" x 8'10" (1.91m x 2.69m)

White suite encompassing low flush W/C, wash hand basin and shower. Towel radiator. Tiled floor and part tiled walls.

## Bedroom 2

8'9" x 12'5" (2.67m x 3.78m)

Rear facing.

## Bedroom 3

10'5" x 8'8" (3.18m x 2.64m)

Rear facing.

## Bathroom

7'1" x 8'10" (2.16m x 2.69m)

White suite encompassing low flush W/C, wash hand vanity unit, bath and separate shower. Towel radiator. Tiled floor and splash backs.

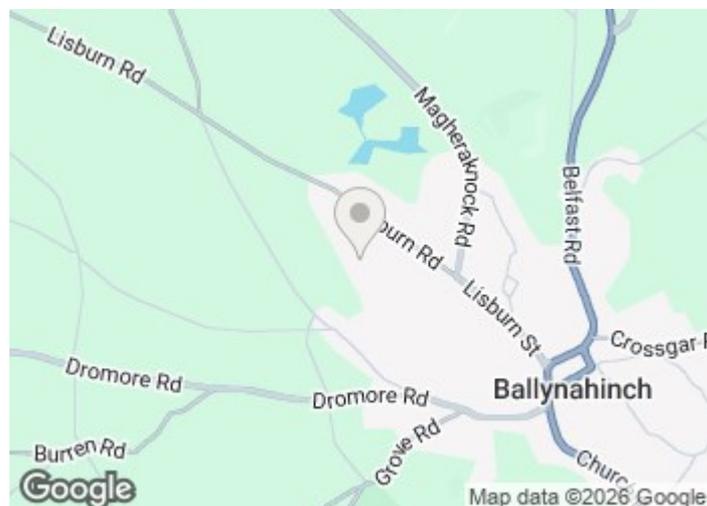
## Large shed

16'4" x 13'1" (5m x 4m)

Up and over door. Door to side. Power and light.

## Outside

To the front - stoned driveway with space for off street parking and access to shed. Area laid in lawn. To the rear - enclosed rear garden with area laid in lawn and paved patio area ideal for outside entertaining.

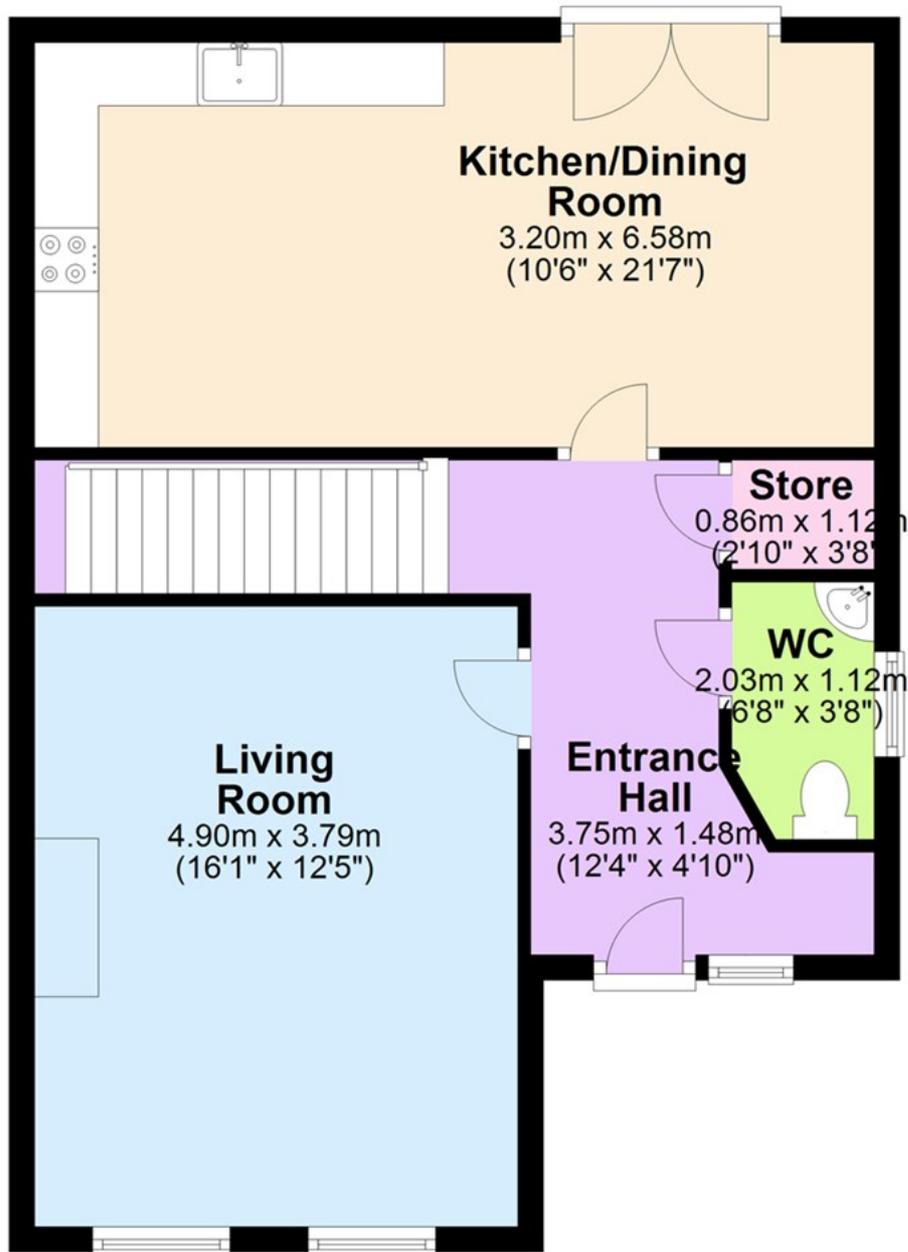


## Directions

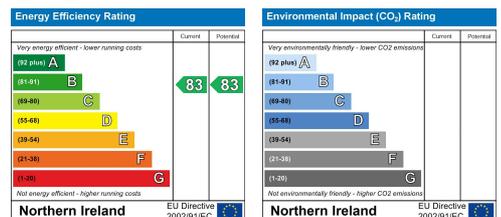


# Floor Plan

## Ground Floor



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