

7 ASHBURN

Ballynahinch BT24 8DQ

- Semi detached home
- Three bedrooms
- Living room
- Kitchen with dining area
- Bathroom
- Detached garage
- Downstairs w.c
- Large garden

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

Offers Around £199,950

7 Ashburn

, Ballynahinch, BT24 8DQ



Entrance Hall

Pvc front door to entrance hall with wooden laminate flooring.

WC

White suite comprising low flush w.c and wash hand basin. Tiled floor and splash.

Living Room

16'5" x 13'6" (5.00m x 4.12m)
Large bright living room with Bow window and feature fireplace.
Double doors to:

Landing

Window to side.

Kitchen/Dining Room

10'8" x 20'3" (3.25m x 6.17m)
A range of high and low level units including stainless steel sink unit, integrated oven, hob, microwave and dish washer.
Recess for American style fridge freezer. Tiled splash area.

Bedroom 1

9'8" x 9'1" (2.95m x 2.77m)
Rear facing.

Bedroom 2

9'8" x 10'11" (2.95m x 3.33m)
Rear facing.

Bedroom 3

9'9" x 6'6" (2.97m x 1.98m)
Front facing with storage area.

Bathroom

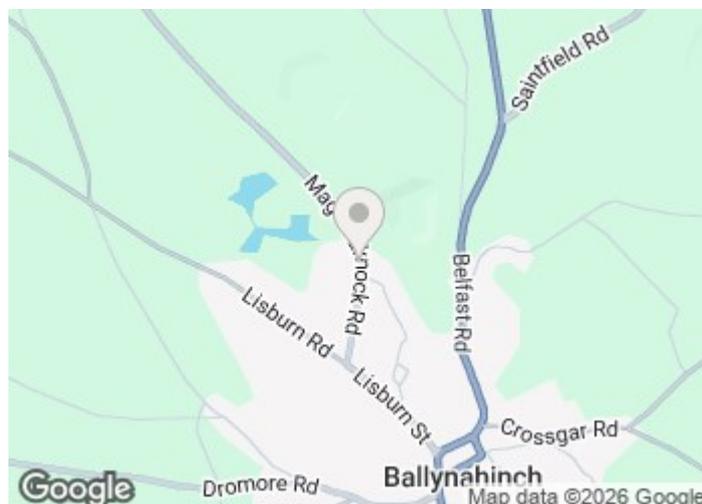
6'5" x 6'5" (1.96m x 1.96m)
White suite comprising low flush w.c, wash hand basin, shower cubicle and bath. Tiled floor and splash.

Garage

Up and over door. Power and plumbed for washing machine and tumble dryer.

Outside

Large garden laid out in lawns to the front and rear with a large parking area and decking to the rear.

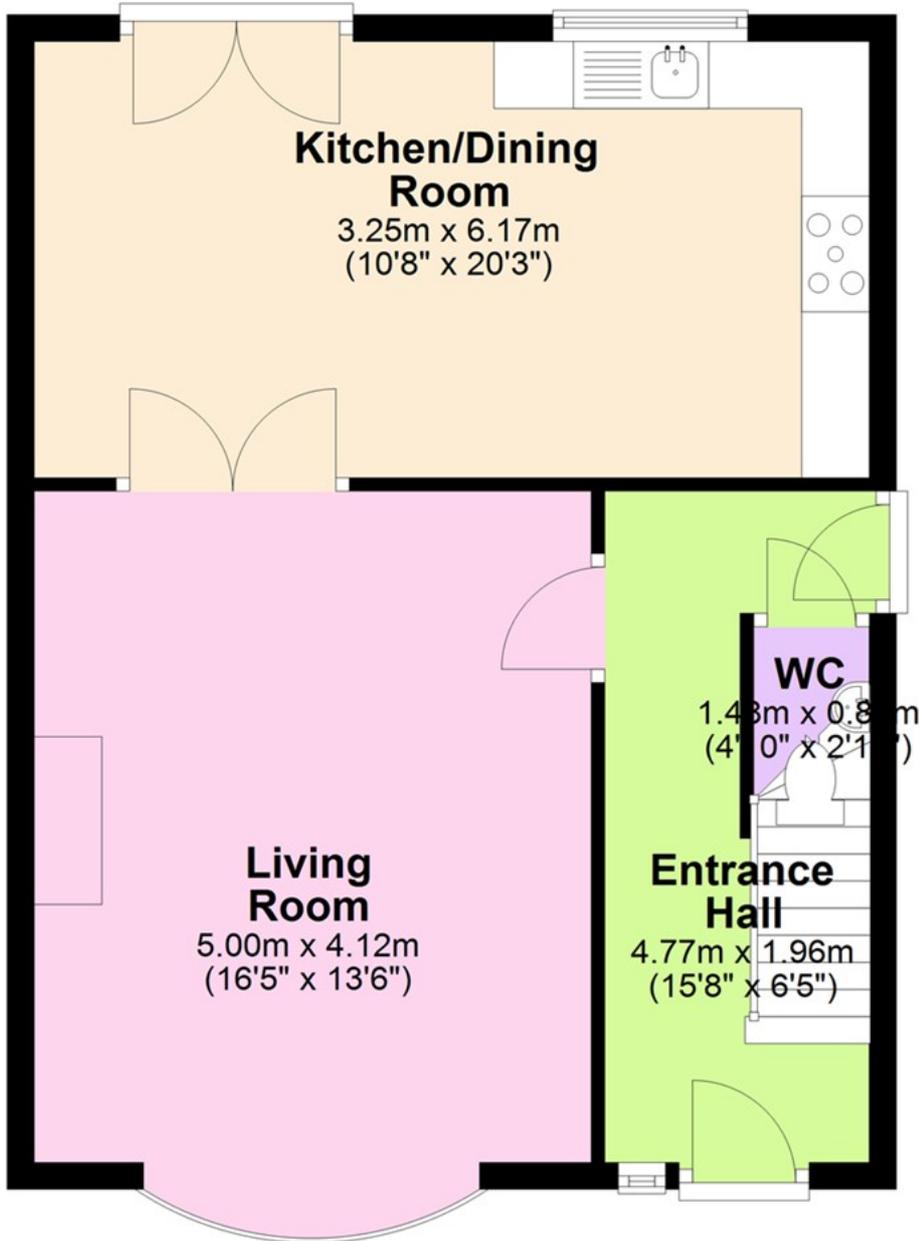


Directions



Floor Plan

Ground Floor



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Northern Ireland EU Directive 2002/91/EC		Northern Ireland EU Directive 2002/91/EC	

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