



30 CROOB PARK Ballynahinch BT24 8BB

- Extended end terrace
- Three bedrooms
- Living room
- Kitchen with living and dining area
- Shower room
- Well presented
- Gardens
- Refurbished
- Popular location
- Great first time buy

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	50	64
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

£850 Per Month

30 Croob Park

, Ballynahinch, BT24 8BB



Entrance Hall

14'10" x 6'8" (4.52m x 2.03m)

Pvc front door leading to entrance hall with understairs storage area.

Living Room

6'7" x 12'10" (2.00m x 3.91m)

Bright living room with bay window and feature fireplace.

Kitchen/ Living/ Dining area

19'8" x 3'4" (6.00m x 1.02m)

Shower Room

White suite comprising low flush w.c, wash hand basin and

shower cubicle. Tiled floor and walls.

Landing

9'7" x 6'8" (2.92m x 2.03m)

Spacious landing with window to the front.

Bedroom 1

9'7" x 12'11" (2.92m x 3.94m)

Front facing bedroom with built in wardrobe.

Bedroom 2

6'7" x 12'11" (2.00m x 3.94m)

Rear facing bedroom with built in wardrobe.

Bedroom 3

10'9" x 6'8" (3.27m x 2.03m)

Rear facing bedroom with built in wardrobe.

Outside

To the front is a small garden enclosed paved garden. To the rear is an enclosed raised garden laid out in lawns.

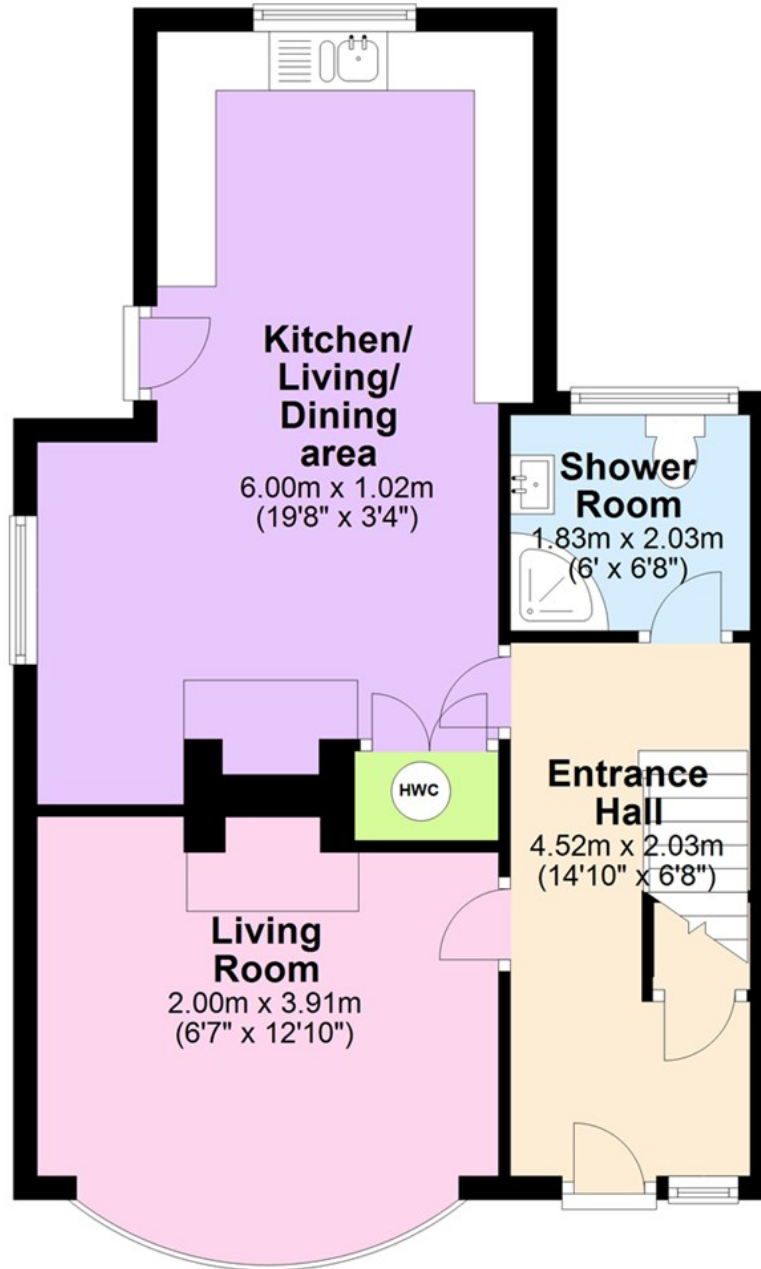


Directions

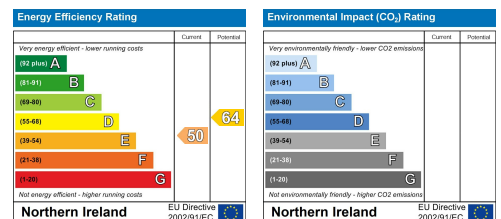


Floor Plan

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.



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