

18 PHEASANT HILL

Ballynahinch BT24 8FL

- 3 Bedrooms
- Living Room
- Kitchen / Dining
- Family Bathroom
- Downstairs Cloakroom
- Enclosed Rear Garden
- Popular Location close to town's amenities
- Semi Detached Home

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £219,950

18 Pheasant Hill

, Ballynahinch, BT24 8FL



Entrance Hall

PVC front door and glazed side window leading to bright and spacious entrance hall. Tiled flooring.

Living Room

16'0" x 11'5" (4.88 x 3.48)

Bright living room. Fireplace with multi fuel stove and tiled hearth.

Cloakroom

5'2" x 3'7" (1.57 x 1.09)

White suite encompassing low flush W/C and wash hand basin. Tiled floor and tiled splash back.

Kitchen / Dining

18'4" x 12'8" (5.59 x 3.86)

Range of high and low rise units

with stainless steel sink and drainer.

Integrated fridge/freezer and dishwasher. Electric oven and hob with stainless steel extractor fan.

Tiled floor and splash back. Double patio doors to back garden.

FIRST FLOOR

Landing with access to hot press. Access to a fully floored roofspace.

Master Bedroom (Ensuite)

12'8" x 11'2" (3.86 x 3.40)

Rear facing with ensuite.

Ensuite

8'10" x 5'5" (2.69 x 1.65)

White suite comprising low flush W/C, vanity unit and shower. Tiled floor and feature tiled splash back. Towel radiator.

Bedroom two

12'3" x 10'2" (3.74 x 3.11)

Front facing bedroom.

Bedroom Three

8'10" x 7'7" (2.69 x 2.31)

Front facing.

Bathroom

9'1" x 6'9" (2.77 x 2.06)

White suite comprising low flush W/C, vanity unit, bath and shower. Tiled floor and featured tiled splash backs. Towel radiator.

OUTSIDE

To the front - lawned area and tarmaced driveway with ample off street parking. To the rear - enclosed garden with lawn and patio area.

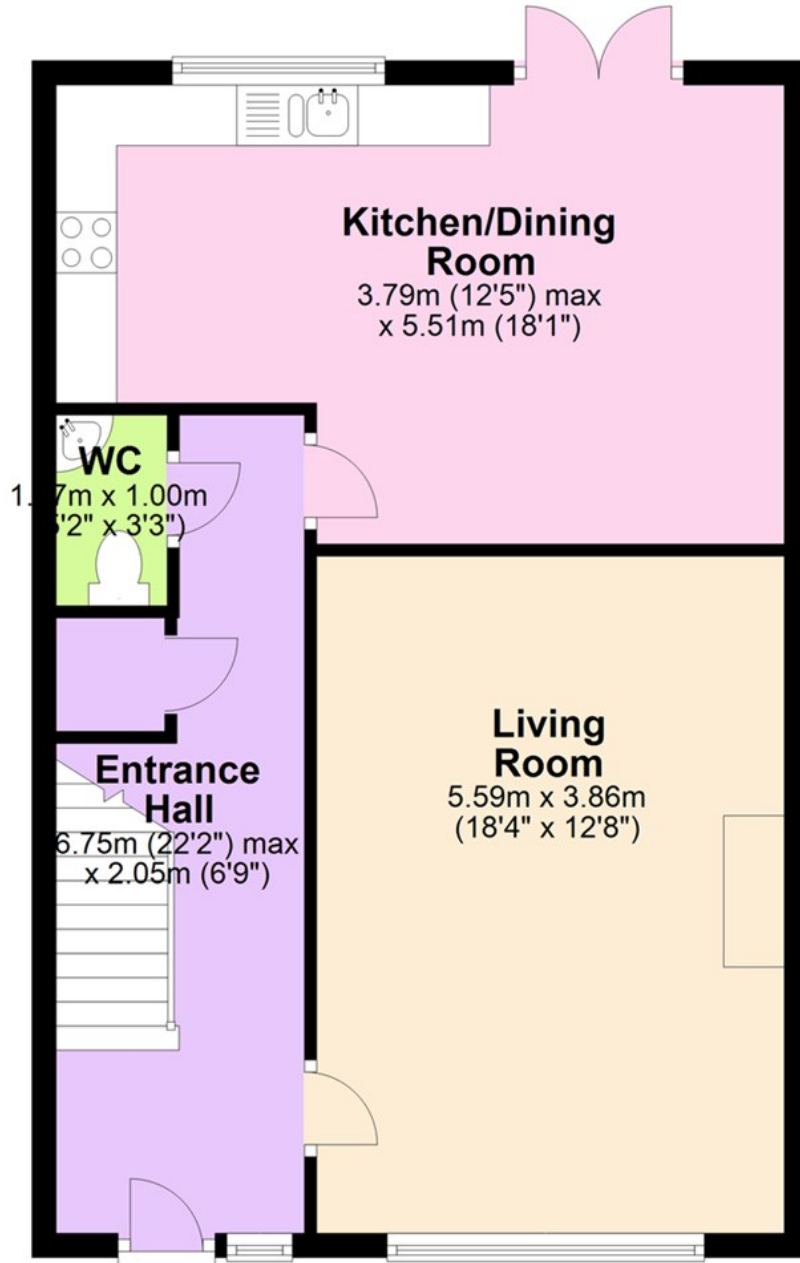


Directions

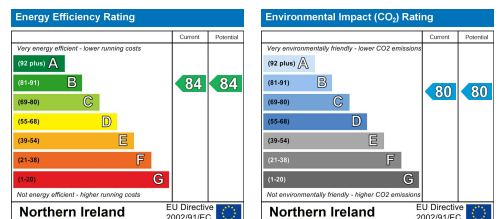


Floor Plan

Ground Floor



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