



TO LET

33 Riverview Heights, Ballynahinch
£585 pcm

A well presented 3 bedroom family home at
the edge of Ballynahinch.

- Semi
- 3 Beds
- Energy Rating : C
- Unfurnished
- Shower
- Separate WC
- Parking
- Garden



£585 pcm

33 Riverview Heights,
Ballynahinch,
Co Down
BT24 8US

A well presented 3 bedroom family home at the edge of Ballynahinch. The spacious accommodation is split over 3 floors is well decorated throughout and will appeal to a range of applicants.

AGENTS NOTE: The contents, fixtures and fittings (if any) listed or shown in photographs are not necessarily included within the rental of this property. It may be possible in some circumstances to add or remove items. Therefore we would recommend an internal viewing with a view to clarifying what items could be supplied in the tenancy

>> Key Features

- Semi
- 3 Beds
- Energy Rating : C
- Unfurnished
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Entrance Hall:

With carpet flooring and access to the lounge, bedroom 3, WC and staircase leading downstairs to the kitchen and to the first floor bedrooms and bathroom.

Living Room (shown above)

10.8x 3.3ft (3.2m x 1.0m)

Floor carpeted, open fire, patio doors opening to metal railings

Separate Wc

Cloak and WC facilities.



Bedroom 3

To the front of the property, floor carpeted



Kitchen

15.3x 11.2ft (4.6m x 3.4m)

Floor tiled, range of fitted appliances, patio doors leading to outside space,



Bedroom 1

12.1x 11.1ft (3.6m x 3.3m)

Well proportioned bedroom with ensuite shower WC room

Ensuite

0.0x 0.0ft (0.0m x 0.0m)

Tiled floor, sink, toilet and shower cubical.

Bedroom 2

11.6x 11.3ft (3.5m x 3.4m)

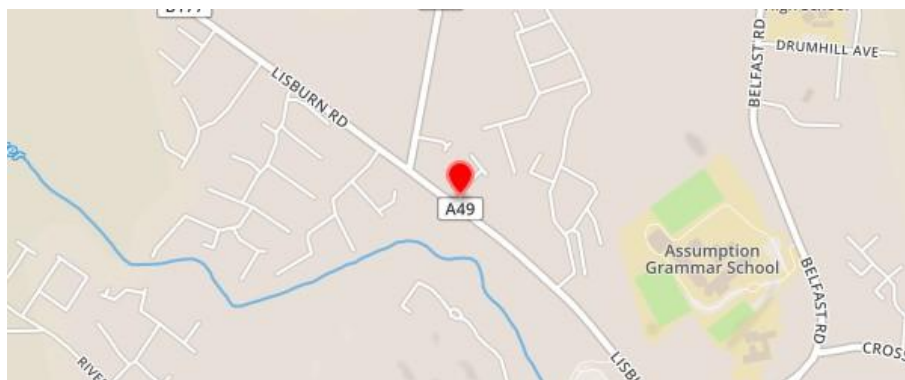
The smallest of the 3 bedrooms, measurments at widest points.



Directions

Starting from BT30 6AB. Total : 10.3 miles (20mins)

1. Head south toward Mount Cres (0.04 miles)
2. Turn left onto Mount Cres (0.08 miles)
3. Mount Cres turns slightly left and becomes Bridge St (0.2 miles)
4. Turn left onto New Bridge St (0.09 miles)
5. At the roundabout, take the 1st exit onto Belfast Rd/A7 (1.6 miles)
6. Turn left onto Annacloy Rd/B2
Continue to follow B2 (6.8 miles)
7. Turn right onto Drumaness Rd/A24
Continue to follow A24 (0.7 miles)
8. At the roundabout, take the 2nd exit onto High St/A24 (0.1 miles)
9. Continue straight onto Lisburn St/A49
Destination will be on the left (0.4 miles)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
N. Ireland	EU Directive 2002/91/EC		N. Ireland	EU Directive 2002/91/EC	

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Alexander Reid & Frazer cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.