

## **BALLYNAHINCH BRANCH**

2 Main Street, Ballynahinch, County Down, BT24 8DN

0289 756 1155

ballynahinch@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDG



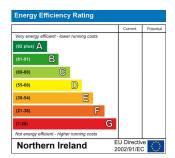






93 BALLYLONE ROAD

Ballynahinch BT24 8XX



# 93 Ballylone Road

## , Ballynahinch, BT24 8XX















#### **Room Details**

ENTRANCE PORCH: 8' 2" X 5' 3" (2.49M X 1.60M)

Tiled flooring.

**ENTRANCE HALL:** 

Solid hardwood flooring.

LOUNGE: 20' 7" X 19' 6" (6.27M X 5.94M) Bay window, feature fireplace with brick and

stone surround.

LIVING ROOM: 12' 10" X 12' 2" (3.91M X 3.71M)

HOTPRESS:

KITCHEN/LIVING/DINING: 25' 8" X 16' 10" (7.82M X 5.13M)

Range of high and low level units, Aga, four ENSUITE SHOWER ROOM: ring gas hob with extractor above, single drainer sink unit, plumbed for washing machine, bay window.

UTILITY ROOM: 7' 8" X 6' 7" (2.34M X 2.01M) High and low level units, plumbed for washing machine, single drainer sink unit.

Low flush wc, pedestal wash hand basin.

FAMILY ROOM: 12' 6" X 12' 3" (3.81M X 3.73M)

Feature fireplace with brick surround.

ROOFSPACE:

Extensive space with potential for three to four rooms with the relevant permissions.

PRINCIPAL BEDROOM: 16' 7" X 13' 7" (5.05M

X 4.14M)

Built-in wardrobe, double doors to front.

Shower with tiled inset, low flush wc, pedestal wash hand basin, tiled flooring. BEDROOM (2): 12' 5" X 11' 9" (3.78M X 3.58M)

**ENSUITE SHOWER ROOM:** 

Shower with tiled inset, wash hand basin, low fush wc.

BEDROOM (3): 12' 7" X 11' 9" (3.84M X 3.58M)

BEDROOM (4): 12' 1" X 11' 8" (3.68M X 3.56M)

Laminate flooring.

BATHROOM:

Corner bath, wash hand basin, low flush wc. bidet, modern tiled floor.

Gardens in lawn to front, side and rear, patio areas ideal for barbequing and outdoor entertaining. Excellent degree of privacy with mature trees, a running stream to the left side of the property and shrubs. Tarmac driveway and ample parking.



## **Directions**













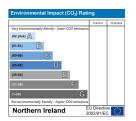




## **Floor Plan**

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 firms employment has the authority to make or give any representation or warranty in respect of the property.





## ULSTER PROPERTY SALES.CO.UK

ANDERSONSTOWN 028 9060 5200 BALLYHACKAMORE 028 9047 1515 BALLYMENA 028 2565 7700 BALLYNAHINCH 028 9756 1155 BANGOR 028 9127 1185 CARRICKFERGUS 028 9336 5986

CAUSEWAY COAST 0800 644 4432 CAVEHILL 028 9072 9270 DOWNPATRICK 028 4461 4101 FORESTSIDE 028 9064 1264 GLENGORMLEY 028 9083 3295 MALONE 028 9066 1929 NEWTOWNARDS 028 9181 1444 RENTAL DIVISION 028 9070 1000



