

## 32 BELFAST ROAD

Ballynahinch BT24 8EB

- Three bedrooms
- Living room/ dining area
- Kitchen
- Bathroom
- Rear yard and garden
- Off street parking
- Popular location
- Semi detached home

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	33	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Offers Around £99,950**

# 32 Belfast Road

, Ballynahinch, BT24 8EB



## Entrance hall

Solid wood glazed front door to tongue and groove ceiling. entrance hall with ceramic tiled floor. Door to rear.

## Living/ dining room

15'2" x 9'4" (4.62 x 2.84)

Open plan living and dining area. Storage area.

## Kitchen

8'10" x 8'8" (2.69 x 2.64)

High & Low level units with cooker hood, glazed display cabinet, stainless steel sink unit plumbed for washing machine, recess for cooker & fridge. Fully

tilled walls, tiled floor and

## First floor

Landing area with hotpress and storage.

## Bedroom one

10'11" x 9'3" (3.33 x 2.82)

Front facing bedroom.

## Bedroom two

7'7" x 5'4" (2.31 x 1.63)

Front facing bedroom.

## Bedroom three

8'10" x 8'3" (2.69 x 2.51)

Rear facing room.

## Bathroom

8'9" x 8'8" (2.67 x 2.64)

White suite comprising panelled bath, pedestal wash hand basin, low flush w.c and shower cubicle. Tiled floor and walls.

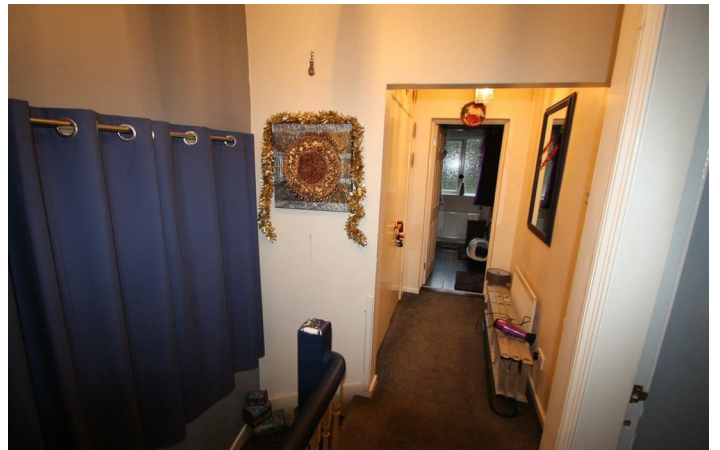
## Outside

To the front is a large parking area with stone flower beds and hedging.

To the rear is an enclosed brick paved yard with raised garden laid out in lawn.

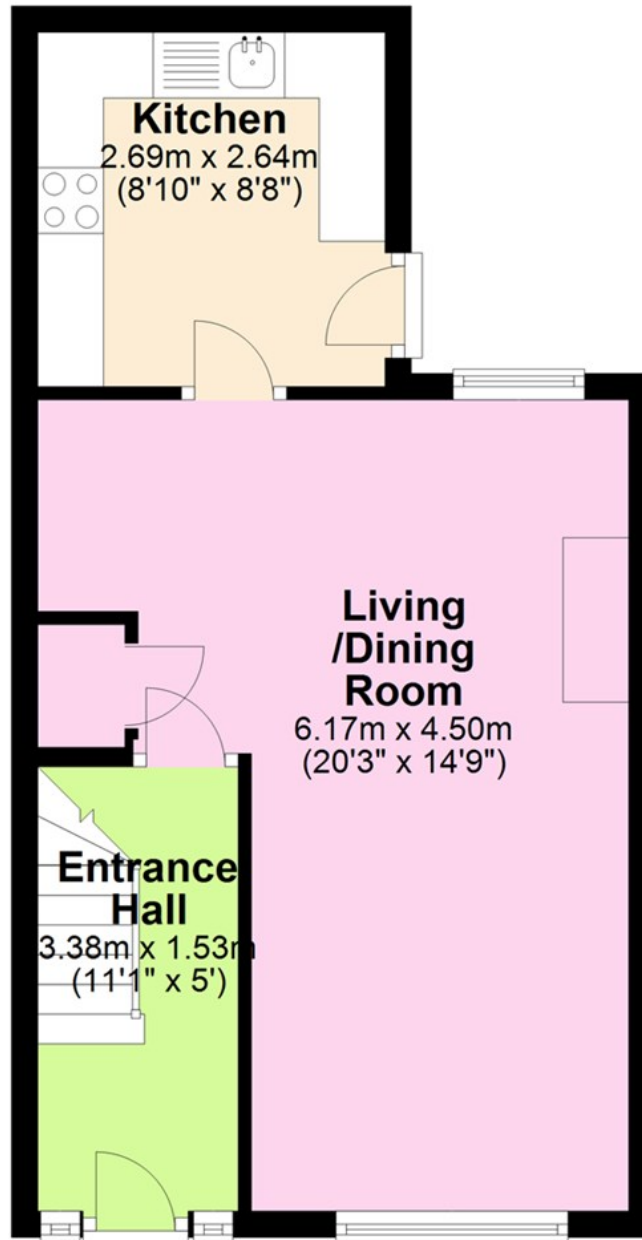


## Directions

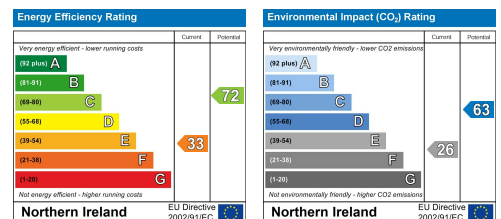


## Floor Plan

### Ground Floor



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