



37 CHESTNUTT MEADOWS, BALLYNAHINCH, BT24 8TA



- A Most Impressive And Exceptionally Well Presented Townhouse Property Occupying A Prime Setting Within This Exclusive Development Close To Ballynahinch
- Spacious Lounge With Pine And Marble Fireplace And Solid Oak Floor
- Luxury Fitted Kitchen/Dinette With Integrated Appliances
- Utility Room With Adjoining Cloakroom With Low Flush WC
- Entrance Hall With Solid Oak Floor And Stairs / Spacious Store Under Stairs
- Three Bedrooms (Master With Range Of Built In Units And Luxury Shower Room En Suite)
- Luxury Tiled Bathroom With Shower Bath And Thermostatic Shower
- Detached Garage And Spacious Tarmac Driveway/Parking Area

PRICE: OFFERS IN THE REGION OF £169,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D62

REF:RM160622HG

- Front Garden Laid In Lawn And Timber Deck Area To Rear
- Oil Fired Central Heating System
- PVC Double Glazed Windows And External Doors / PVC Fascias And Soffits
- A most impressive end terrace of only three properties, ideally suited to the first time buyer or young family looking for convenience and semi rural aspects close to Ballynahinch with its many local shops, schools and restaurants. We strongly recommend early viewing.

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

Double glazed entrance door. Solid oak floor and stairs. Spacious cloakroom under stairs with light.

LOUNGE:

5.23m (17'2") x 3.48m (11'5")

Pine fireplace with marble inset and hearth. Solid oak floor.

LUXURY FITTED KITCHEN/DINING AREA:

3.50m (11'6") x 3.46m (11'4")

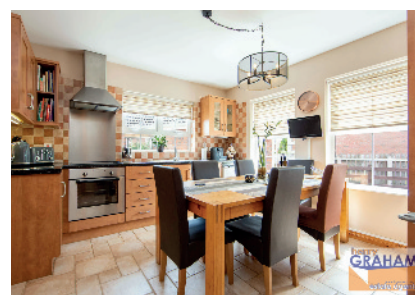
Range of high and low level units. Round edge work surfaces. Inset single drainer stainless steel sink unit with mixer tap. Integrated oven and hob. Stainless steel splashback. Extractor hood in stainless steel canopy. Tiled floor. Part tiled walls. Integrated Bosch dishwasher.

UTILITY ROOM:

Single drainer stainless steel sink unit. Double glazed back door. Tiled floor.

ADJOINING CLOAKROOM:

Low flush suite. Low flush wc. Wash hand basin. Luxury tiled walls and floor.



FIRST FLOOR

BEDROOM (1):

3.33m (10'11") x 3.17m (10'5")

Measurement to include excellent range of built in units. Solid oak floor.



LUXURY SHOWER ROOM EN SUITE:

Large shower cubicle. Triton electric shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Tiled walls. Tiled floor.

BEDROOM (2):

3.48m (11'5") x 2.54m (8'4")

Built in robe.



BEDROOM (3):

2.55m (8'4") x 2.43m (8'0")

Solid oak floor.



LUXURY TILED BATHROOM:

White suite. Shower bath with thermostatic shower and curved shower screen. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Tiled walls. Tiled floor. Separate hotpress and built in store on landing.



OUTSIDE:

Front garden laid in lawns. Spacious tarmac driveway and parking area. Rear garden with timber deck area.

DETACHED GARAGE: 6.05m (19'10") x 3.02m (9'11")

Roller shutter door. Light and power. Oil fired boiler.

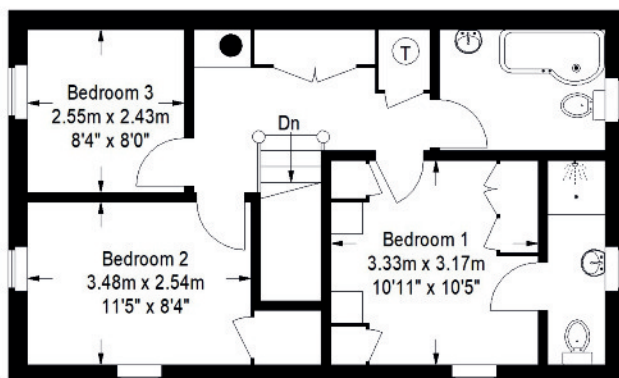
TENURE: We have been advised the tenure for this property is freehold and no ground rent is demanded, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2022 to March 2023 £1002.80

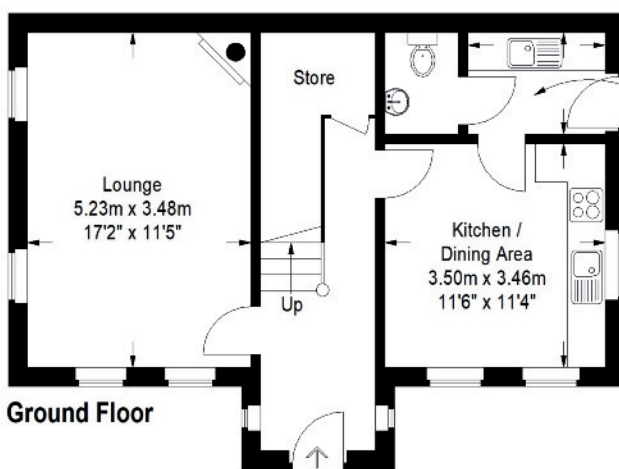
DIRECTIONS: From Ballynahinch proceed along Dromore Road and turn right into Riverside Road, Chestnutt Meadows is on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

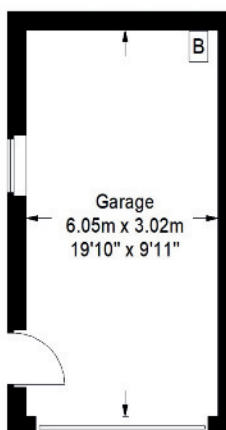




First Floor



Ground Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID 869416)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	68 D
39-54	E		
21-38	F		
1-20	G		

VALUATION SERVICE

We can arrange a FREE pre sale valuation of your property at a time to suit you.

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