


Cedar Hill, Ballynahinch, County Down, BT24

Asking Price: £169,950

Leasehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

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Asking Price: £169,950 Leasehold

Council Tax Band:
EPC Rating: D

Impeccably presented 3-bedroom mid-terraced house featuring a charming garden, perfect for outdoor relaxation. Situated in a sought-after location, this property boasts modern interiors and ample natural light throughout. Don't miss out on this fantastic opportunity to own your dream home.

Entrance Hall

Living Room

16'7" x 16'2" (5.05m x 4.93m)
Feature fireplace with wooden surround and granite hearth, open fire.

Kitchen/ Dining Room

21'9" x 12'8" (6.63m x 3.86m)
An excellent range of high and low level units, laminate work tops, built-in hob and electric oven, single drainer stainless steel sink unit, wall and floor tiling, plumbed for washing machine.

WC

Low level WC, wash hand basin, tiled flooring.

Landing

Bedroom 1

13'8" x 8'11" (4.17m x 2.72m)

Bedroom 2

9'11" x 8'11" (3.02m x 2.72m)

Bedroom 3

11'5" x 7'11" (3.48m x 2.41m)

Bathroom

White family suite comprising panelled bath, wash hand basin, low level WC, tiled shower cubicle with controlled shower, wall and floor tiling.

Outside

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Neat rear lawns, paved paved, EV charging point.

Car Parking

To rear/ side.

Note To Puchasers

CUSTOMER DUE DILIGENCE As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents

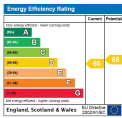
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 98.3 sq.m. (1,058 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Other important information which you will need to know about this property can be found at reedsrains.co.uk