



## 19 GROVE ROAD Ballynahinch BT24 8PN

- Circa 1.5 acres
- Four Bedrooms
- Two ensuite
- Kitchen/ dining area
- Sun Room
- Living Room
- Dining Room
- Bathroom
- Shower room
- Large shed

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	64
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Around £550,000**

# 19 Grove Road

, Ballynahinch, BT24 8PN



## Entrance porch

Solid wooden front door to entrance porch with tiled floor.

## Entrance hall

Entrance hall with large store cupboard and under stairs storage area.

## Living room

18'10" x 16'7" (5.74 x 5.05)

Large bright living room with bay window and corning. Feature marble fireplace with polished granite hearth.

## Kitchen/ dining area

27'10" x 9'10" (8.48 x 3.00)

A range of high and low level units including granite worktops, stainless steel sink unit, recess for range style oven, integrated fridge, extractor fan and microwave. Tiled floor and granite splashback.

## Utility room

9'10" x 6'1" (3.00 x 1.85)

A range of high and low level units including stainless steel sink unit with single drainer and recess for washing machine and dishwasher. Large store.

## Sun room

14'8" x 13'2" (4.47 x 4.01)

Wooden floor.

## Dining room

12'8" x 11'11" (3.86 x 3.63)

## Bathroom

13'8" x 6'10" (4.17 x 2.08)

White suite comprising low flush w.c, wash hand basin, corner bath and shower cubicle. Fully tiled.

## First floor

Large walk in store.

## Bedroom one

16'8" x 11'10" (5.08 x 3.61)

Front facing room.

## Ensuite

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

## Bedroom two

17'10" x 14'8" (5.44 x 4.47)

Front facing room

## Ensuite.

Suite comprising low flush w.c, wash hand basin and shower cubicle. Tiled floor and walls.

## Bathroom

9'8" x 9'7" (2.95 x 2.92)

White suite comprising stand alone bath, low flush w.c and vanity wash hand basin. Tiled floor and walls.

## Bedroom three

12'11" x 9'9" (3.94 x 2.97)

Side facing.

## Bedroom four

17'8" x 9'9" (5.38 x 2.97)

Rear facing.

## Outside

The property is approached by a gated driveway with stone walls surrounding the property. The front of the house has a sweeping tarmac driveway and mature gardens laid out in lawns with various plantings. To the side is a paddock with a separate gated entrance. To the rear is a garden laid out in lawn and a large concrete yard with access to the large shed.

## Large shed

60'0" x 40'0" (18.29 x 12.19)

Large shed with power and light. Insulated walls and roof.

## Garage

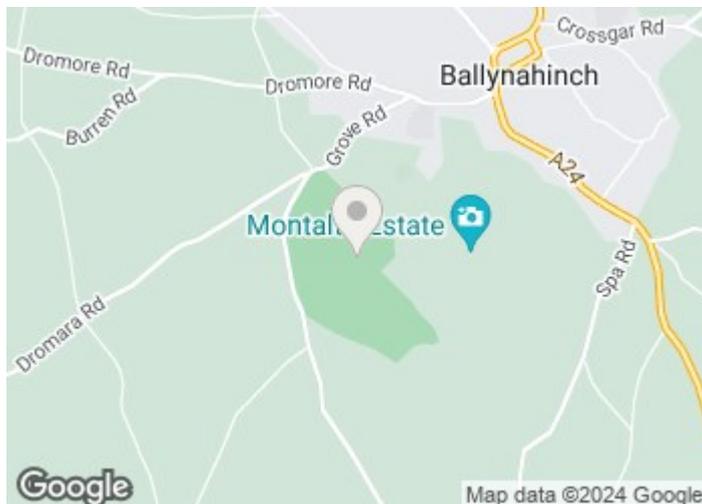
25'9" x 17'8" (7.85 x 5.38)

Up and over door. Power and light. Door through to:

## Snooker room

25'8" x 17'6" (7.82 x 5.33)

Snooker table with lighting.

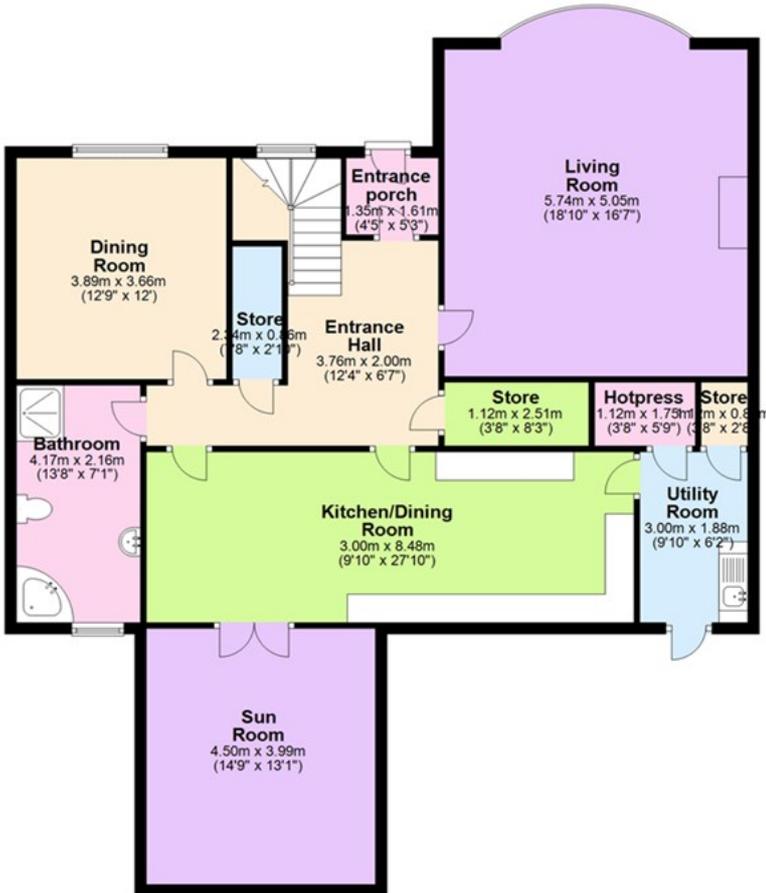


## Directions

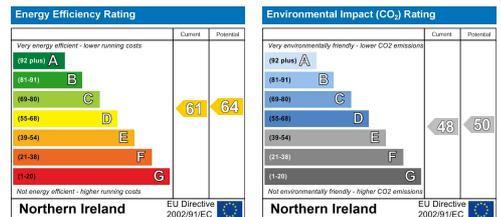


# Floor Plan

Ground Floor



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