



ULSTER PROPERTY SALES

UPS

BALLYNAHINCH BRANCH

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Down, BT24 8DN

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NETWORK STRENGTH - LOCAL KNOWLEDGE



2 CHESTNUTT MEADOWS

Ballynahinch BT24 8TA

- Detached House
- Four Bedrooms
- Master bedroom with en-suite
- Kitchen / dining area
- Garage
- Living room
- Sitting room
- Dining room
- Large patio and gardens
- Family Bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

Offers Around £295,000

2 Chestnutt Meadows

, Ballynahinch, BT24 8TA



Entrance Hall

13'3" x 18'6" (4.04m x 5.64m)
PVC door with side panel windows into bright fan. Tiled flooring. and spacious entrance hall. Window to front, stairs. Tiled flooring.

Living Room

15'11" x 15'0" (4.85m x 4.57m)
Spacious living room. Carpeted Flooring. Two windows to front, window to side, fireplace.

WC

6'3" x 4'2" (1.91m x 1.27m)
White suite comprising of low flush w.c. and wash hand basin. Tiled flooring and splash area. Window to rear.

Sitting Room

9'10" x 11'4" (3.00m x 3.45m)
Bright sitting room. Wooden flooring. Window to rear, double doors to patio.

Kitchen/Dining Room

7'2" x 14'0" (2.18m x 4.27m)
Range of high and low-rise units with stainless steel sink and drainer and tiled splash backs. Recess for American style fridge

freezer and washing machine. Double oven and integrated hob with overhead extractor

Utility Room

4'10" x 6'1" (1.47m x 1.85m)
Range of low rise units and bench area. Tiled flooring. Door to rear.

Dining Room

9'8" x 11'4" (2.95m x 3.45m)
Wooden flooring.

Landing

9'7" x 21'11" (2.91m x 6.68m)
Spacious landing with carpeted flooring. Window to side. Access to roof space.

Master Bedroom

6'7" x 15'1" (2.00m x 4.60m)
Carpeted flooring. Two windows to front, window to side, door to en-suite.

En-suite

White suite comprising low flush w.c, wash hand basin, walk in shower cubicle and heated towel rail. Window to side. Tiled flooring and tiled splash area.

Bedroom 2

9'9" x 11'5" (2.97m x 3.48m)
Carpeted flooring. Window to rear.

Bathroom

9'11" x 8'0" (3.02m x 2.44m)
White suite comprising low flush w.c, wash hand basin, corner shower cubicle and paneled bath. Tiled flooring and splash area. Window to side.

Bedroom 3

9'9" x 8'7" (2.97m x 2.62m)
Carpeted flooring. Skylight

Bedroom 4

13'2" x 9'7" (4.01m x 2.92m)
Carpeted flooring. Built in wardrobes. Window to rear, window to side.

Garage

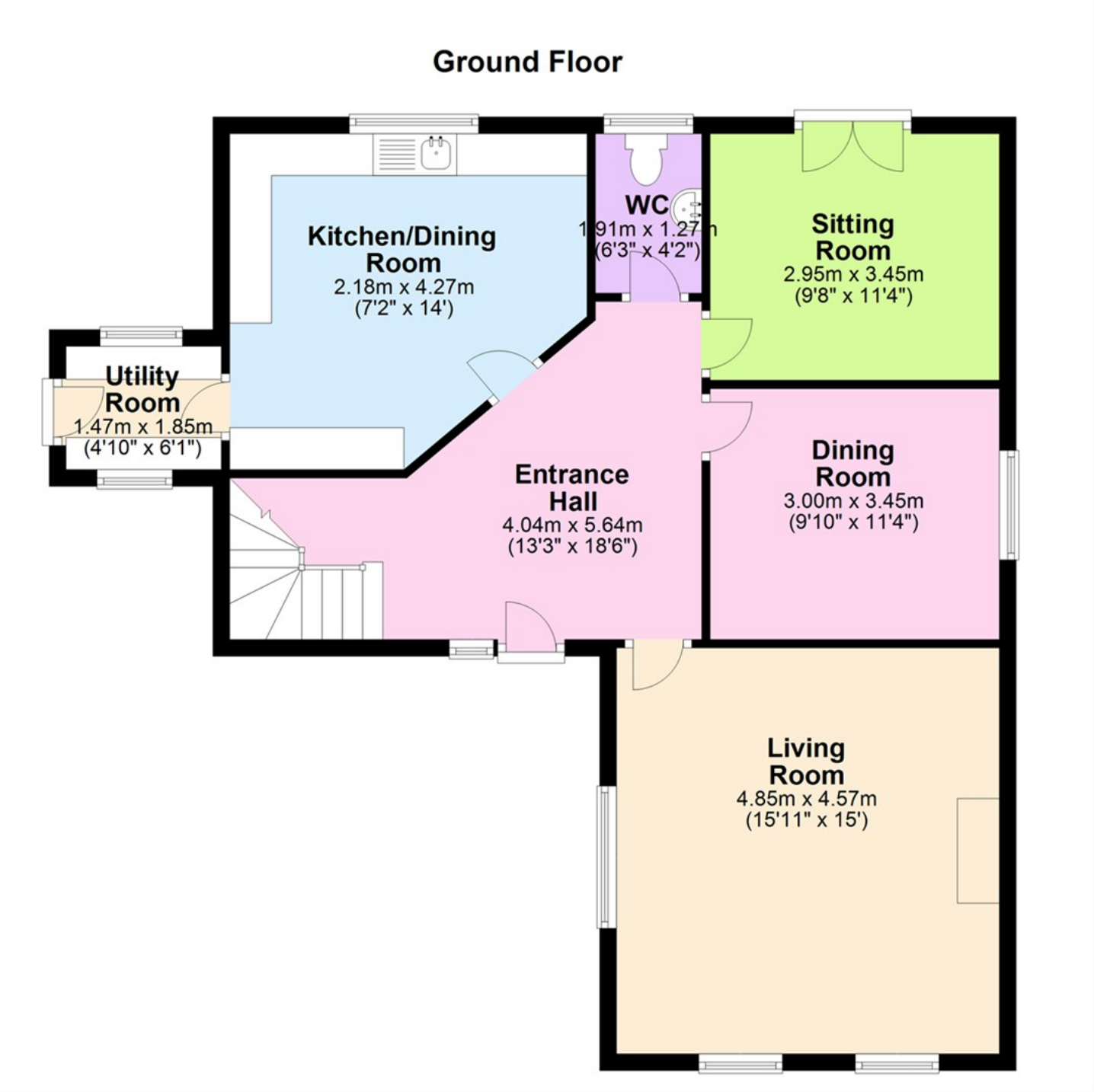
Up and over door, door at side. Power and light.



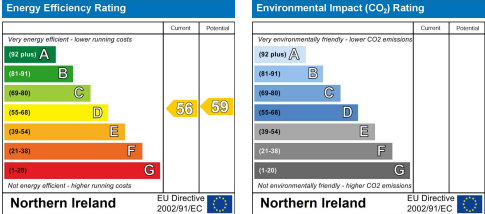
Directions



Floor Plan



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