



ULSTER PROPERTY SALES

# UPS

**BALLYNAHINCH BRANCH**

2 Main Street, Ballynahinch, County  
Down, BT24 8DN

**0289 756 1155**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 4 GROVE HILL COURT

Ballynahinch BT24 8WL

- First floor apartment
- Beautifully presented
- Two bedrooms
- Kitchen/ Living/ Dining area
- Family bathroom
- Private parking
- Great location
- Fantastic views
- Great investment of first time buy
- Walking distance to town centre

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	79	80
Northern Ireland		EU Directive 2002/91/EC

**Offers Around £119,950**

## 4 Grove Hill Court

, Ballynahinch, BT24 8WL



### Entrance Hall

18'0" x 6'7" (5.49m x 2.00m)  
Solid wood glazed front door to entrance hall with stairs up to apartment.

### Kitchen/ Living/ Dining

23'5" x 13'3" (7.14m x 4.04m)  
A range of high and low level units including stainless steel sink unit and single drainer, integrated fridge freezer, oven, hob and stainless steel extractor fan recess for washing machine. Tiled floor in kitchen/ dining area. Large bright living room.

### Bedroom 1

9'6" x 12'6" (2.90m x 3.81m)  
Window to rear, door to:

### Bathroom

White suite comprising low flush w.c, wash hand basin and panel bath with overhead shower attachment. Tiled floor and walls.

### Bedroom 2

9'8" x 11'0" (2.95m x 3.35m)  
Window to side, door to:



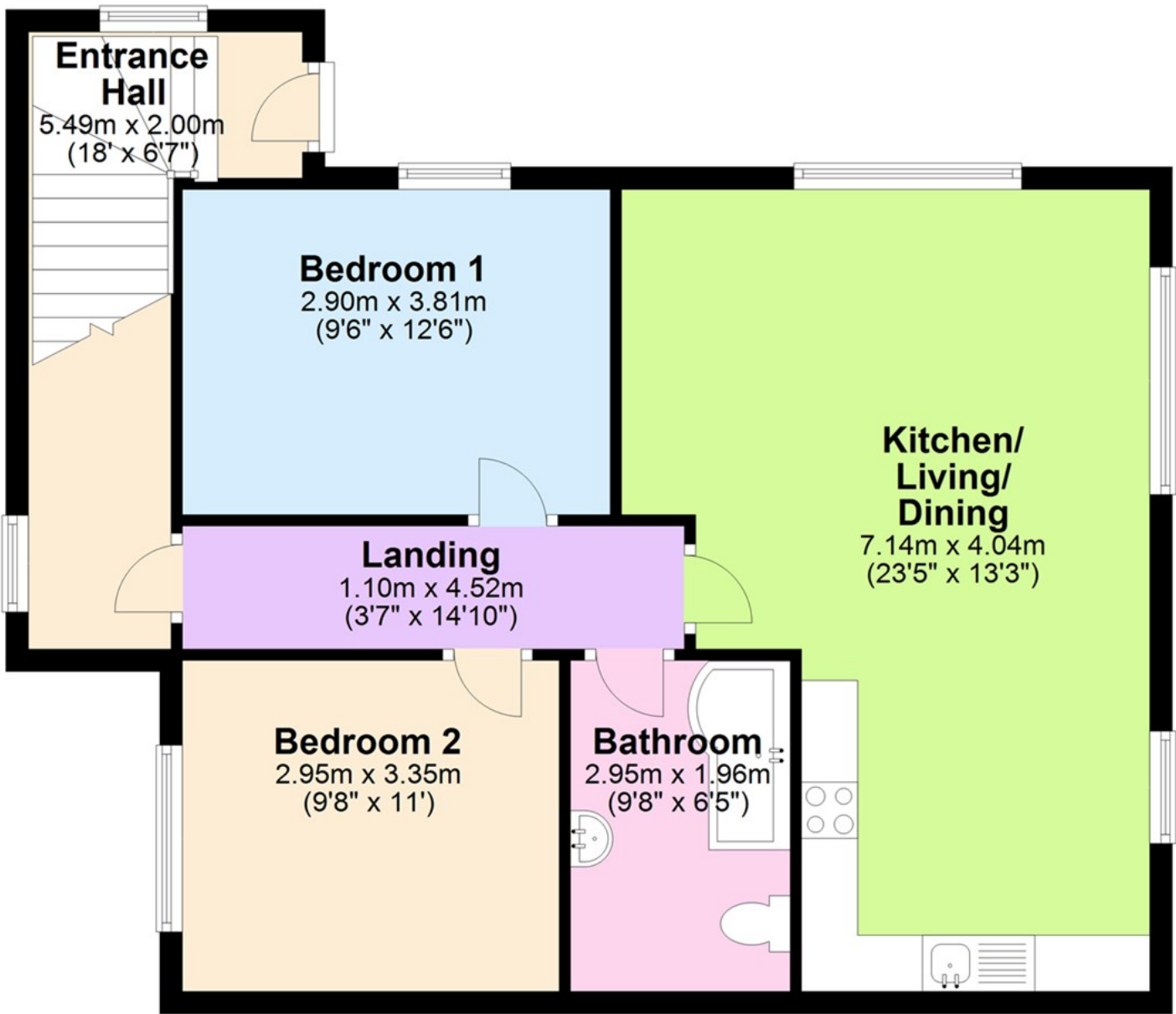
### Directions



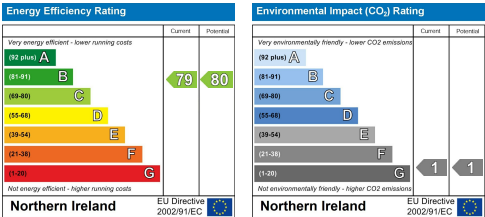


Floor Plan

First Floor



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