



ULSTER PROPERTY SALES

UPS

BALLYNAHINCH BRANCH

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Down, BT24 8DN

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NETWORK STRENGTH - LOCAL KNOWLEDGE



4 RIVERVIEW HEIGHTS

Ballynahinch BT24 8US

- Detached house
- Three bedrooms
- Living room
- Kitchen/ Dining area
- Downstairs w.c
- Family bathroom
- Master bedroom ensuite
- Garage
- Off street parking
- Gardens

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	67
Northern Ireland		
EU Directive 2002/91/EC		

Offers Around £229,950

4 Riverview Heights

, Ballynahinch, BT24 8US



Entrance Hall

5'8" x 6'8" (1.73m x 2.03m)

Pvc front door to entrance hall with laminate flooring and store cupboard.

WC

5'4" x 3'2" (1.63m x 0.97m)

White suite comprising low flush w.c and wash hand basin.

Living Room

12'8" x 14'0" (3.86m x 4.26m)

Wooden laminate flooring and feature fireplace.

Kitchen/Dining Room

9'8" x 20'4" (2.95m x 6.20m)

A range of high and low level units including stainless steel sink unit, integrated oven, hob and fridge freezer. Breakfast bar. Tiled splash area. Door to rear.

Landing

8'1" x 6'4" (2.47m x 1.94m)

Window to side.

Bathroom

8'6" x 6'9" (2.60m x 2.06m)

White suite comprising low flush w.c, wash hand basin and panel bath with overhead shower. Tiled splash area.

Bedroom 1

13'0" x 6'7" (3.96m x 2.00m)

Rear facing bedroom with ensuite and wardrobe.

En-suite

8'6" x 3'0" (2.60m x 0.91m)

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

Bedroom 2

9'0" x 10'6" (2.74m x 3.20m)

Front facing.

Bedroom 3

8'10" x 9'5" (2.69m x 2.87m)

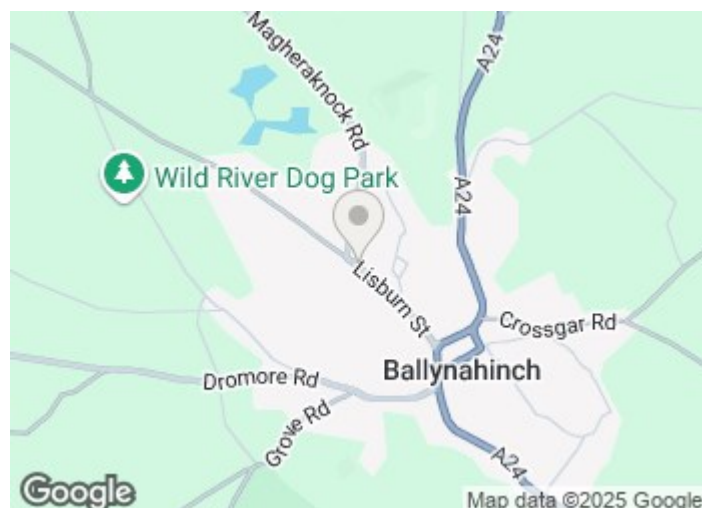
Front facing with store cupboard.

Garage

Roller door power and light.

Outside

To the rear is a gated driveway with off street parking and brick pavers. To the front is an enclosed garden sown out in grass and mature plantings.

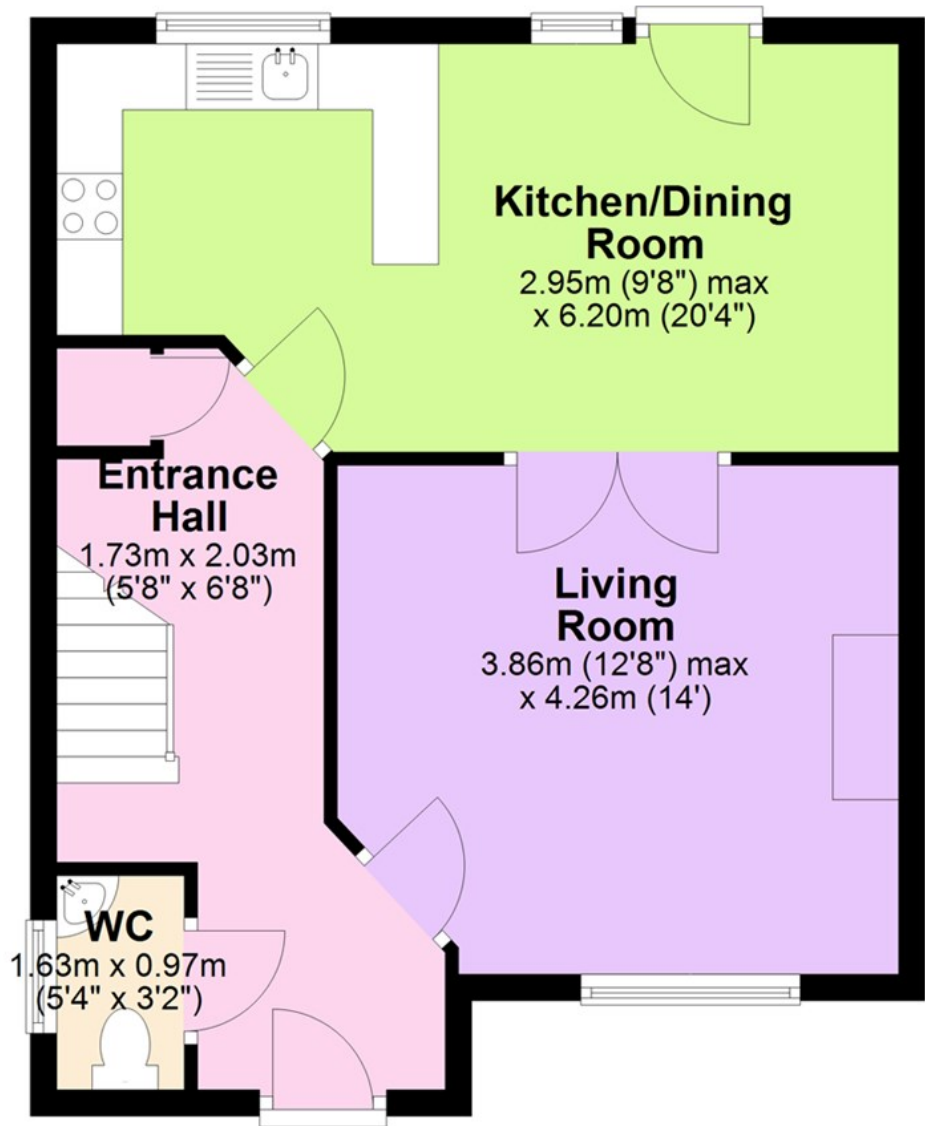


Directions

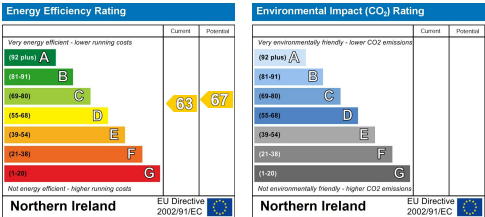


Floor Plan

Ground Floor



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BALLYNAHINCH 028 9756 1155	CAVEHILL 028 9072 9270	FORESTSIDE 028 9064 1264	NEWTOWNARDS 028 9181 1444	



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