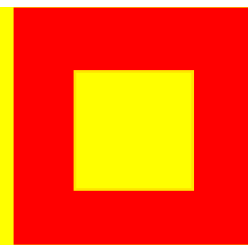


Bill McKelvey



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Estate Agent
Auctioneer
Property Consultant

FOR SALE

22 Drummond Brae Ballynahinch



Situated in a modern development popular with young families this spacious town house with garden would make an ideal first time buy or investment property. The bustling heart of this market town is within walking distance together with highly regarded schools and an excellent bus service to Belfast.

- 3 Double bedrooms
- Spacious lounge with fireplace
 - Kitchen dining room
- Oil fired central heating
 - PVC double glazing
 - Enclosed rear garden

T: 028 9751 9996



ACCOMMODATION

Entrance hall

Wooden tongue and groove front door with glass panel side window.

Single panel radiator.

Telephone point.

Cloak room

WC and pedestal wash hand basin.

Extractor fan.

Single panel radiator.



Lounge

17'5 x 13'4 / 5.3 x 4.1m

Open fire with wooden surround.

Double panel radiator.

TV aerial and telephone points.

Stairs to first floor with storage cupboard under.



Kitchen/dining room

16'4 x 13'4 / 5 x 4.1m

Excellent range of high and low level beech effect units.

Neff ceramic hob.

Stainless steel extractor hood.

Integrated fridge freezer.

Ariston washing machine.

Stainless steel single drainer sink unit with 1 ½ bowls and mixer tap.

Double panel radiator.

Patio doors to rear garden.





First floor

Hot press with insulated tank and shelving.

Access to loft.

Single panel radiator.

Bathroom

7' x 6'4 / 2.1 x 1.9m

White suite comprising bath, pedestal wash hand basin and WC.

Wiring and plumbing for shower.

Walls part tiled.

Extractor fan.

Single panel radiator.



Bedroom 1

13'9 x 8'11 / 4.2 x 2.7m

Integral wardrobe.

Double panel radiator.



Bedroom 2

13'4 x 8'2 / 4.1 x 2.5m

Single panel radiator.

Bedroom 3

13'5 x 7'10 / 4.1 x 2.4m

Single panel radiator.



Exterior

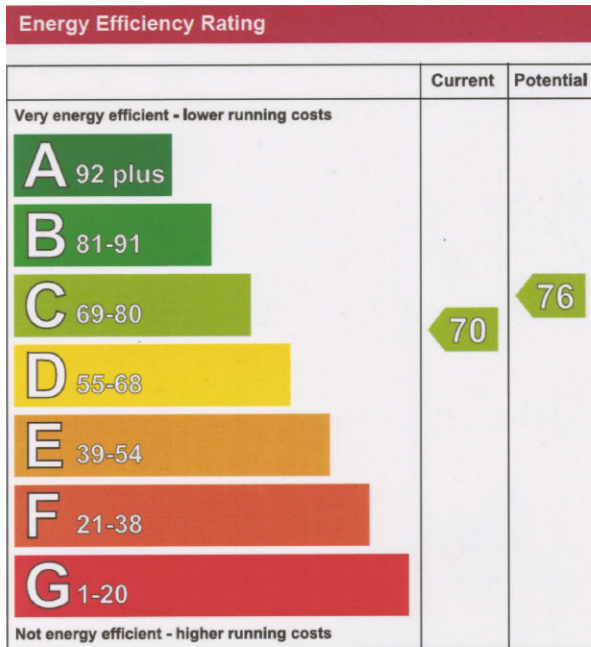
Tarmac parking bay to the front with paved path to front door.

Small front garden laid out in shrubs.

Rear garden laid out in lawn and bounded by fencing with gate to side entry.

PVC oil tank.

Exterior lights at front and rear doors.



Price: Offers in the region of £79,950

Ratable Capital: £97,500.00 (From lpsni.gov.uk)

Down District Rate 2013/14: x 0.007395

Rates Payable 2013/14: £721.01

Viewing: Strictly by appointment through this office.

Directions: Coming into Ballynahinch on the A24 from Belfast at Fair Green turn left into Crossgar Road. Take the next left into Drummond Brae. At the crossroads in the development turn left and No. 22 is the 2nd house on the right.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.