



## 17 MOSS LANE

Ballynahinch BT24 8FE

| Energy Efficiency Rating                    |   | Current | Potential               |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs |   |         |                         |
| (92+)                                       | 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 |   |         |                         |
| Northern Ireland                            |   |         | EU Directive 2002/91/EC |

**£895**

# 17 Moss Lane

, Ballynahinch, BT24 8FE



## Entrance Hall

Composite front door leading to entrance hall with wood effect tiled flooring.

## WC

White suite comprising low flush wc, wash hand basin. Tiled floor and splash.

## Living Room

Multi fuel stove, slate hearth and wooden beam over. Wood laminate flooring.

## Kitchen/Dining Room

Range of high and low level units incorporating stainless steel sink, built in oven and hob, stainless steel cooker hood with extractor fan, integrated fridge/freezer and dishwasher. Granite worktops with upstands. Double glazed doors to rear. Tiled flooring.

## Utility Room

Stainless steel sink unit, plumbed for washing machine, space for tumble dryer. Compressor boiler. Walk in cupboard/pantry.

## Store

## Landing

Stairs leading to first flooring. Access to roofspace which is floored. Storage cupboard.

## Master Bedroom

Rear facing room. Storage cupboard.

## En-suite

White suite comprising low flush wc, wash hand basin, corner shower unit with thermostatic shower. Floor tiling. Wall tiling to splash.

## Bedroom 2

Front facing room.

## Bathroom

White suite comprising low flush wc, pedestal wash hand basin, panelled bath, shower unit tiled with thermostatic shower.

## Bedroom 3

Front facing room.

## outside

Neat garden to front laid to lawn. Enclosed garden to rear laid to lawn with patio area and raised decked area. Driveway and path stoned. Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

Door to:



## Directions

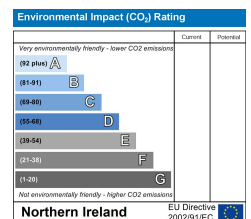
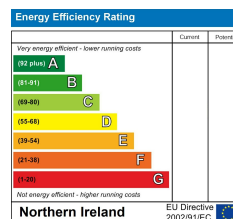


# Floor Plan

## Ground Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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