

# Alan Newell

## Estate Agents & Valuers

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No 21 CHESTNUTT MEADOWS  
Riverside Road, Ballynahinch BT24 8TA



This modern, well appointed semi detached starter home is located in a small development of similar style properties a short drive from Ballynahinch town centre in a semi rural setting which is close to local schools and other amenities. An excellent opportunity for a young couple, professional person or retiring couple who appreciate easily managed, easily heated and tastefully presented open plan accommodation with minimal garden space but with numerous special features throughout. The property has excellent insulation qualities, an efficient oil fired heating system, gas fire inset in living room and an open plan staircase rising out of the living room, plus a downstairs W.C. within a useful utility area off the well designed kitchen, three first floor bedrooms (one with ensuite shower room) and matching detached garage with pitched roof and roller door. A superb specification including natural pine internal room doors and trim, pine open stairwell with matching pine balustrade spindles, tastefully decorated throughout with well positioned window space to benefit from sunshine morning to night ensuring the rooms are bright and airy, tiled surfaces to some rooms, smooth plastered walls with pastel emulsion. Enclosed garden at rear, early inspection is strongly recommended. Viewing by appointment with agent. EPC: D65/C70

Asking Price

Offers Around £115,000-00

**Alan Newell Estate Agents & Valuers. 14b Ballynahinch Road, Carryduff, Belfast BT8 8DN  
Tel: 02890 812422 [www.alannewell.com](http://www.alannewell.com)**

Front Entrance Porch: Hardwood door with glazed panel, side window and tiled floor.



Living Room: 15/0 x 14/3 with front and gable windows. Feature stone effect polished fireplace with cast iron grate and inset gas fire (not tested). Open balustrade stairwell leading to first floor with useful space under. Open plan to:

Modern Kitchen: 14/9 x 8/9 with part tiled walls and well fitted with excellent range of high and low level wood door units with contrasting worktops and inset stainless steel sink top with mixer tap, large window to side and full length sliding patio doors at rear, fitted appliances include a four ring electric hob with concealed extractor over and waist high separate electric oven and integrated microwave oven, space for upright fridge/freezer, space for dining. Tiled floor



Utility Room: 8/10 x 5/3 tiled flooring to match kitchen, range of wall mounted units including broom cupboard with worktop space over and space for washing machine and dryer. Upvc door to rear garden. Access to:



Downstairs W.C. 5/3 x 5/3 white suite comprising low flush W.C. pedestal wash hand basin with mono tap and ceiling mounted extractor fan. Tiled floor

First Floor

Bedroom 1: 13/6 x 10/3 maximum with built in wardrobe

Ensuite: with fully tiled walls and diagonally laid tiled floor, quadrant shower cubicle with Mira sport electric shower unit and sliding glass doors, pedestal wash hand basin and low flush W.C.



Bedroom 2: 8/9 x part 7/3 and part 4/3 maximum

Bedroom 3: 8/9 x 6/6



Main Bathroom: 6/4 x 6/0 fully tiled walls and glazed tiled floor, fashionable white suite comprising of panelled bath with chrome mixer telephone hand shower taps, pedestal wash hand basin with chrome spray mixer tap and low flush W.C. Wall mounted extractor fan.



Separate hot press with lagged copper cylinder and immersion heater.



Roof space: Useful domestic roof space area

Security: An intruder alarm is installed

Central Heating: Oil fired heating is installed

Outside: Tarmac driveway with good off road car parking leading to

Garage: Matching detached garage 20/0 x 10/0 with coins and pitched roof, roller vehicle door and side pedestrian door, oil fired boiler.

Gardens: Small planted area to front and easy care enclosed rear garden in lawn

Tenure: Leasehold subject to an Annual Rent

Rates: Capital Value confirmed as £97,500-00 as per the Dept of Finance Land & Property Services web site making the domestic rates payable to Newry, Mourne and Down Council as £738-08



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<b>A</b> 92 plus			
<b>B</b> 81-91			
<b>C</b> 69-80			
<b>D</b> 55-68		65	70
<b>E</b> 39-54			
<b>F</b> 21-38			
<b>G</b> 1-20			
Not energy efficient - higher running costs			

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