



56 BALLYMAGLAVE ROAD, BALLYNAHINCH, DOWN, BT24 8QB



OFFERS AROUND £329,950



We are delighted to offer for sale this beautifully presented family home in "The Spa", a popular historic area, just outside Ballynahinch. The property is situated on an exclusive road surrounded by mature trees and close to all the local amenities including the rugby club, golf club and local primary school and within easy commuting distance of Belfast and Lisburn. A bus stop is just a short walk away as well as Montalto Estate and the Millbrook Hotel.

The accommodation comprises entrance hall, sitting room, snug with dining area and double patio doors onto paved patio, kitchen / dining with separate utility room and cloakroom. On the first floor there are four bedrooms, bathroom, separate wc and office. The property is finished to a high standard throughout and ideal for the growing family. The home further benefits from large family friendly gardens, laid out in lawn with mature shrubbery and trees and ample parking with access to a detached garage. With so much to offer in a popular location, we definitely recommend internal viewing.





## At a glance:

### Entrance Hall

14'5" x 6'0"

Solid wooden glazed front door with glazed side windows leading to bright and spacious entrance hall. Feature wood panelled walls.

### Cloakroom

8'0 x 5'10

Cloakroom leading through to:

### WC

8'6" x 4'8"

White suite comprising low flush W/C and wash hand basin.

### Sitting Room

19'5" x 12'6"

Fireplace with wooden surround and mantle and tiled hearth. Parquet flooring and feature cornicing.

### Kitchen/ Dining area

11'1" x 12'9"

Range of high and low level units incorporating stainless steel sink and drainer with tiled splash backs.

Integrated dishwasher and fridge/freezer. Recess for cooker with extractor fan.

Tiled floor. Space for dining.

### Snug

8'0" x 12'9"

Multi fuel stove with feature wooden beam and tiled hearth. Through to :

### Dining Area

8 x 8'8

Double doors to rear patio area.

### Utility Area

9'0" x 5'7"

Range of high and low level units incorporating stainless steel sink and drainer and tiled splash back. Recess for washing machine. Tiled floor. Stable style door to rear.

### Landing

14'5" x 6'4"

LANDING 15'2" x 5'10" (4.62m x 1.78m)

### Bedroom 1

13'6 x 7'0

Rear facing. Wash hand basin.

### Bedroom 2

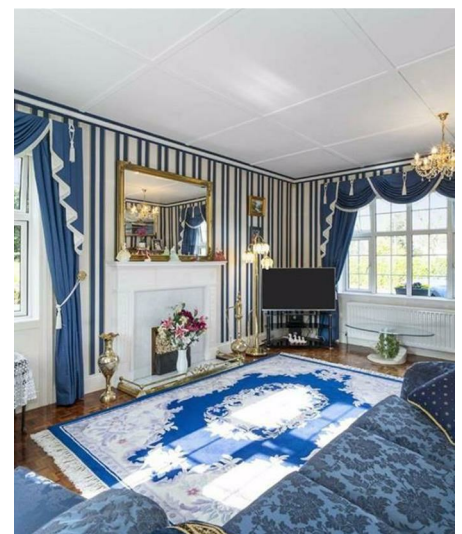
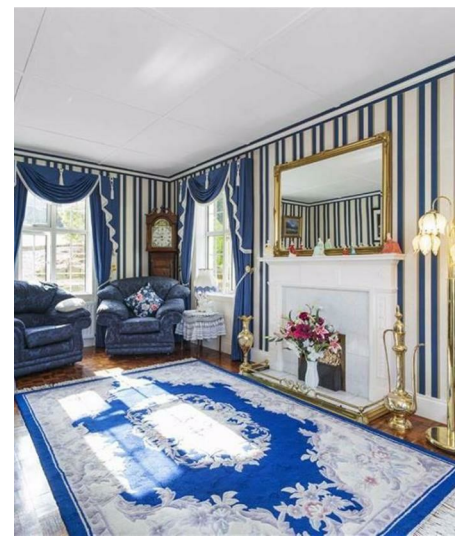
13'4 x 12'1

Front facing. Wooden laminate flooring.

### Bedroom 3

13'0 x 10'5

Front facing.



### Office

8'9" x 6'1"  
Front facing.

### Bedroom 4

12'3" x 8'7"  
Rear facing. Shower and wash hand basin.

### Bathroom

7'4" x 6'10"  
White suite comprising wash hand basin and bath. Tiled walls.

### WC

4'0" x 4'0"  
Low flush W/C. Tiled floor.

### Garage

31'0" x 11'2"  
Up and over door. Power and light. Wash hand basin and plumbed for W/C

### Gardens

Approached via a tarmaced driveway with hedging and lawned areas to front and side. To the rear there is a paved patio area with feature stoned flowerbeds and large lawned gardens with feature wooden house all enclosed by mature hedging. The site extends to approximately 1/3 of an acre.

### Other Specifications

Roof replaced in 2024.































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



# Ground Floor







Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

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.

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**PRS** Property Redress Scheme

**OFT**  
Approved code

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