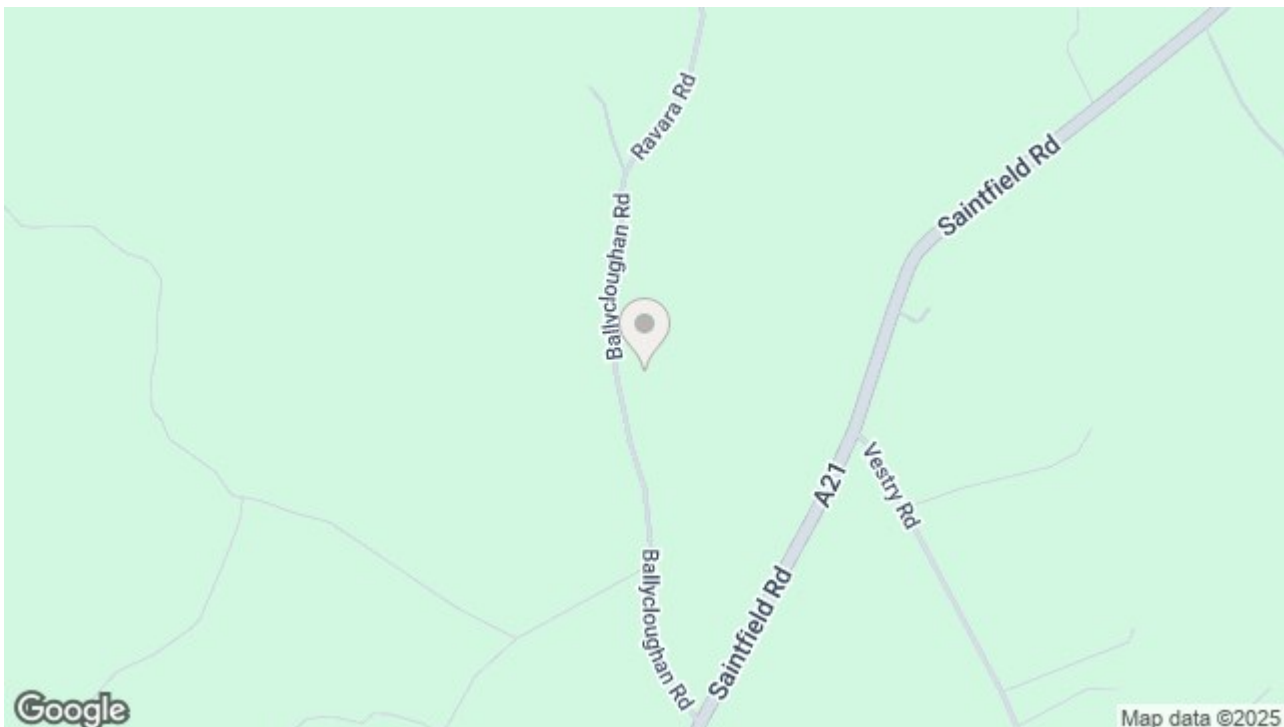




21 BALLYCLOUGHAN ROAD, SAINTFIELD, BALLYNAHINCH, DOWN, BT24 7HW



ASKING PRICE £550,000

We are delighted to offer to the market this handsome detached family home set on circa 9.5 acres of land on the outskirts of the ever popular village of Saintfield. Located on the Ballycloughan Road, on a mature private elevated site, this property has an abundance of possibilities for a potential purchaser. The property internally comprises an entrance hall, kitchen with dining area, utility room, formal dining room, living room with feature fireplace, shower room, store room, study, five bedrooms and a family bathroom. Outside the property further benefits from a large workshop, ideal for someone running a business or needing storage, along with a large triple garage and a spacious yard.

The property is set on circa 9.5 acres surrounding the house, comprising of mature gardens, woodland stream and good agricultural land, perfect for those with equestrian interests or a hobby farmer. There are also a number of outbuildings on the land that may form the basis of a building site (subject to the appropriate approvals).

Property of this kind are very hard to come by, especially in the Saintfield area, and with so many possibilities early viewing is advised.



At a glance:

- Detached family home
- Large work shop
- Potential building site
- Two bathrooms
- Great location
- Circa 9.5 acres
- Triple garage
- Five bedrooms
- Three reception rooms
- Good land

Porch

Steps up to covered porch area.

Entrance Hall

14'9" x 10'7"

Glazed wooden front door with side panel windows into bright entrance hall.

Living Room

16'1" x 19'3"

Windows to side and front. Feature red brick fireplace. Double doors through to dining room.

Dining Room

13'8" x 22'6"

Bright and spacious dining room with bay window and large window to front. Feature tongue and groove paneled ceiling. Spot lighting. Wooden flooring. Double doors to kitchen. Door to rear.

Kitchen/Dining

16'1" x 12'5"

Range of high and low rise units with integrated stainless steel sink and drainer and feature tiled splash backs. space for electric oven. Tiled floor. Space for dining.

Utility Room

9'3" x 7'4"

Range of low rise units with Belfast sink. Recess for washing machine. Tiled floor.

Store Room

Range of high and low rise units and storage cupboards. Tiled floor. Door to rear.

Shower Room

6'0" x 7'10"

Sage suite encompassing low flush W/C, vanity wash hand unit and corner shower.

Landing

Bedroom 1

16'1" x 12'5"

Two windows to side, window to front.

Bedroom 2

7'10" x 12'4"

Window to front.

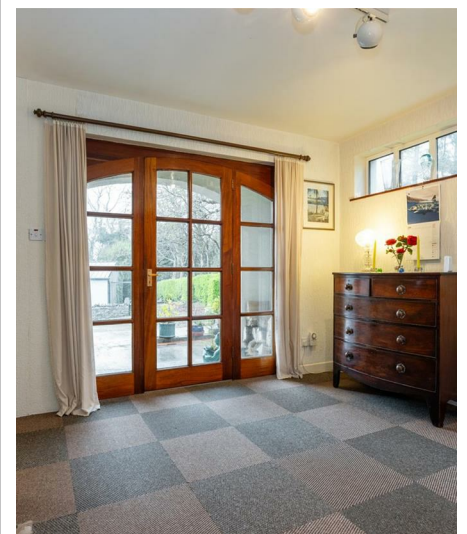
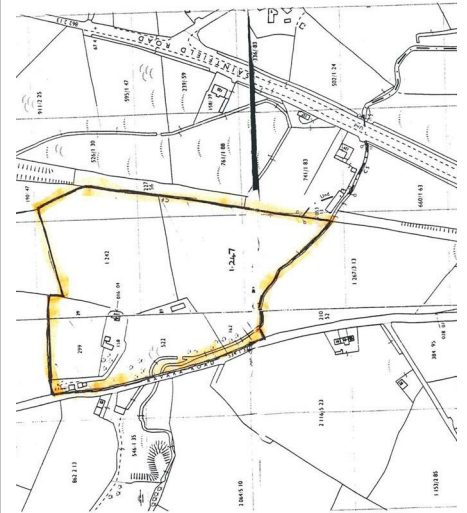
Bedroom 3

7'11" x 12'4"

Window to side.

Bathroom

White suite encompassing low flush W/C, bidet, wash hand basin vanity unit and bath. Towel rail.



Study

10'7" x 7'3"

Window to rear, Storage cupboard.

Landing

Bedroom 4

7'6" x 11'9"

Skylight. Access to storage into eaves.

Bedroom 5

7'6" x 11'9"

Skylight. Access to storage into eaves.

Floored Store Attic

Other Specifications

Oil Fired Central Heating.

Large Work Shop

30' x 45'

Power and light.

Triple Garage

33'0 x 15'9

OUTSIDE

Access via sweeping concreted driveway lined with mature trees into yard area with access to triple garage and workshop and ample space for parking. Stoned area to front with steps leading to the front of property and feature flowerbed with an array of mature shrubbery. There is a lawned area surrounded with mature trees and shrubbery.

LAND

Circa 9.5 acres of freehold land of which 7.25 acres is good agricultural land. There are also a number of outbuildings on the land that may form the basis of a building site (subject to the appropriate approvals).

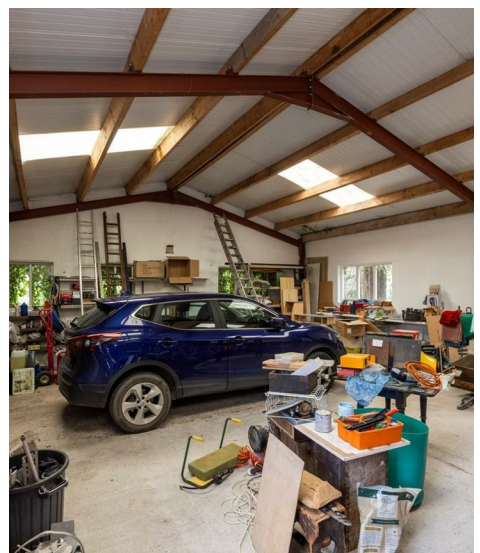










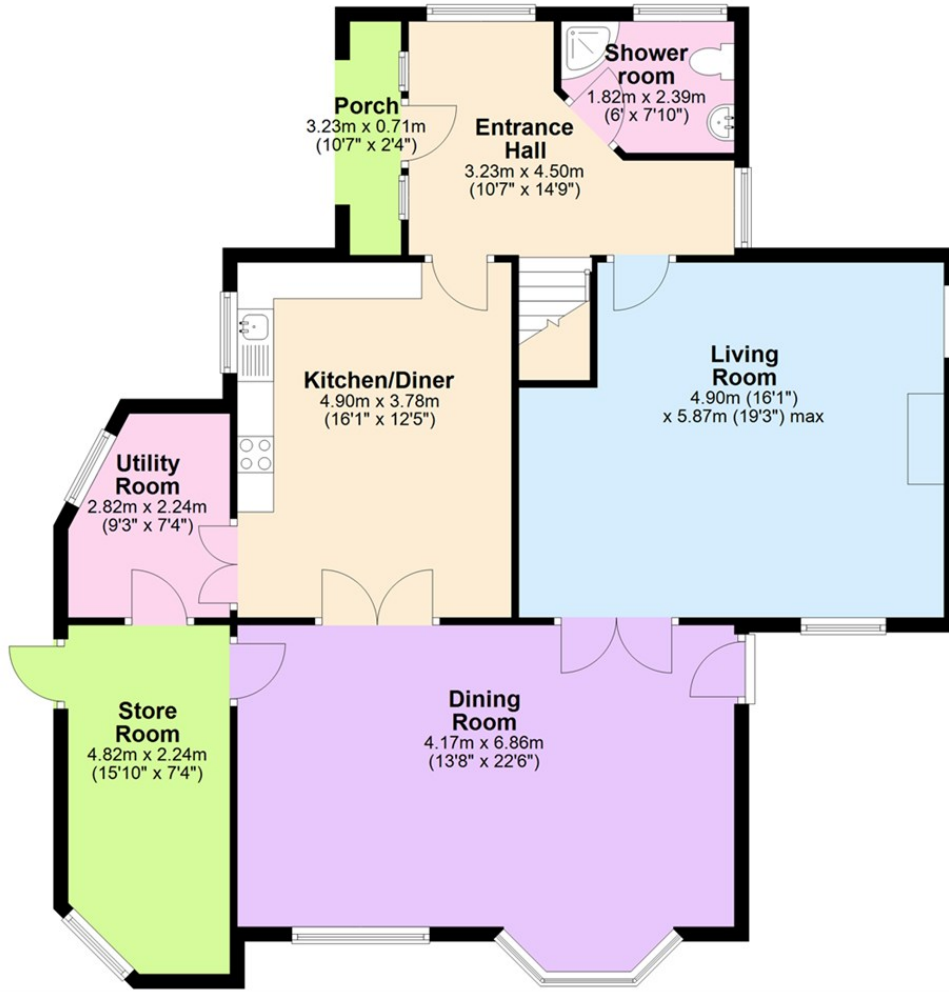






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	52	63
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

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

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