

7 Glassdrumman Road

Offers Around

£355,000



- Detached turnkey home
- Popular location
- Four plus bedrooms
- Living room
- Beautifully presented
- Recently refurbished
- Kitchen/ living/ dining area
- Master bedroom ensuite
- Sitting room

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	70	70
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
Northern Ireland EU Directive 2002/91/EC			

We are pleased to offer to the market this fully refurbished detached home situated on the ever popular Glasdrumman Road, just outside Ballynahinch. The property has been refurbished using only the best quality finish leaving little for the prospective purchaser to do, but move in their furniture. The property comprises on the ground floor entrance hall, reception hall, living room, kitchen with living and dining area, sitting room, two bedrooms and a family bathroom. On the the first floor there are a further two bedrooms, master bedroom with ensuite and dressing area. The property further benefits from an office/ gym approached from a staircase outside, ideal for those who work from home. Outside the property benefits from a raised garden area, ample parking and storage sheds/ garages to the rear. .Due to the properties location it is within easy commuting distance to both Lisburn, Belfast and beyond with an abundance of great Schools close at hand. Rarely does a house with so much to offer come for sale in this area, so early viewing is a must.



Entrance Hall

16'7" x 8'10"

PVC glazed front door with side panel window into entrance hall. Wood effect tiled flooring.

Reception Hall

10'2" x 16'7"

Bright and spacious reception hall with central staircase, leading to first floor.

Sitting Room

11'11" x 15'7"

Window to side.

Living Room

11'8" x 17'1"

Fireplace with wood burning stove. Tiled hearth.

Hallway

10'2" x 7'5"

Access to storage cupboards and hotpress.





Kitchen/ Living/ Dining area

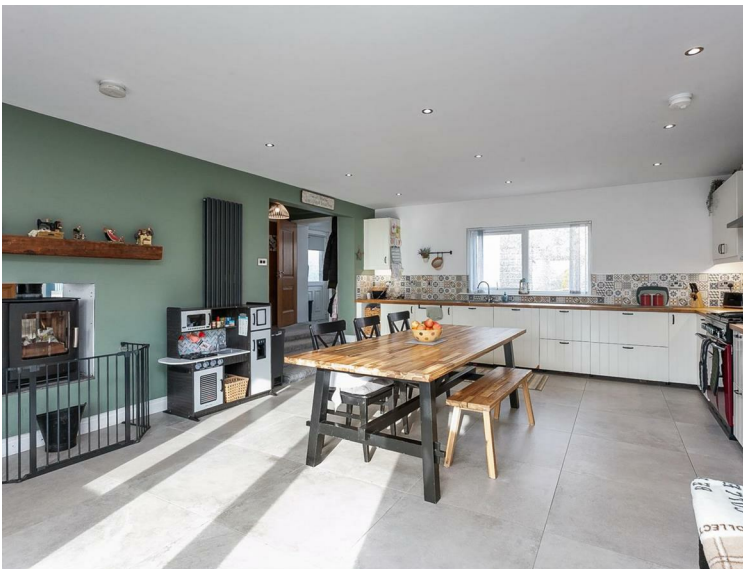
22'2" x 16'9"

Range of high and low rise units with integrated stainless steel sink and drainer with feature tiled splash backs. Recess for American style fridge/freezer and range style cooker with extractor fan. Tiled floor. Space for dining and living with feature wood burning stove and feature wooden beam mantle. Double patio doors to rear patio area.

Utility Room

7'0" x 7'5"

Door to rear. Range of high and low rise units with Belfast sink. Recess for washing machine and tumble dryer. Tiled floor.



Shower Room

7'0" x 3'10"

White suite encompassing low flush W/C, wash hand basin and shower. Tiled floor and splash.

Bathroom

White suite encompassing low flush W/C, wash hand vanity unit and bath with overhead shower. Part tiled walls. Towel radiator.

Bedroom 2

15'3" x 13'0"

Rear facing. Wash hand sink unit.

Bedroom 3

11'8" x 12'3"

Front facing.

Landing

Master Bedroom

11'10" x 10'1"

Skylight. Storage into eaves.





En-suite

9'8" x 6'5"

White suite encompassing low flush W/C, wash hand vanity unit, walk in shower and bath. Feature tiled floor. Towel radiator. Storage area.

Walk-in Wardrobe

13'3" x 5'10"

Bedroom 4

11'10" x 15'0"

Skylight. Storage into eaves.

Office/ Gym

11'10" x 16'9"

Approached by stairs outside.

OUTSIDE

Accessed via gates into stoned area with ample space for parking. To the front area laid in lawn with shrubbery and feature flowerbeds. Second gated entrance as well. Space for a garage.

Outhouse

18'7 x 11'3

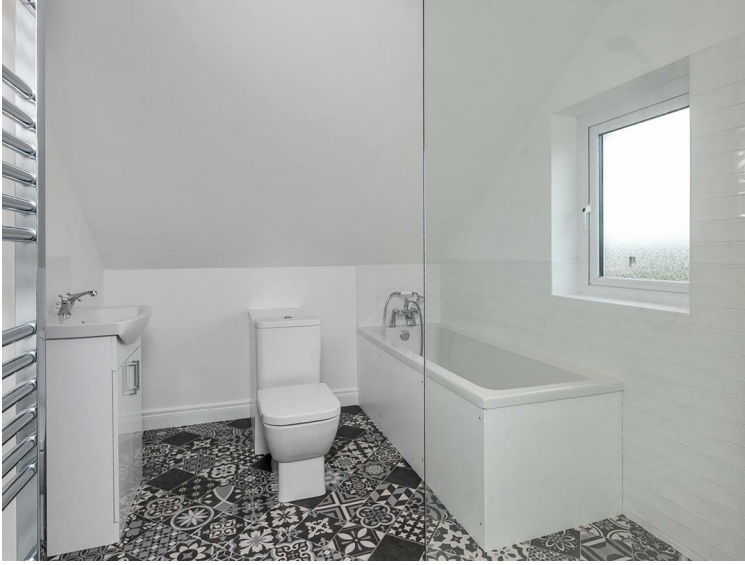
Roller door. power and light.

Outhouse two

25'0 x 10'1









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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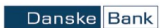
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NETWORK STRENGTH - LOCAL KNOWLEDGE