



81 MAGHERAHAMLET ROAD, BALLYNAHINCH, DOWN, BT24 8JZ



OFFERS AROUND £249,950



## For Sale – Beautifully Presented 3-Bedroom Detached Bungalow with Stunning Views

Nestled in a highly sought-after location, this well-presented detached bungalow offers the perfect blend of comfort, space, and scenic beauty. Boasting three generous bedrooms, a bright and airy living room, and a well-equipped kitchen that opens into a charming sunroom, this home is ideal for those seeking both relaxation and practicality.

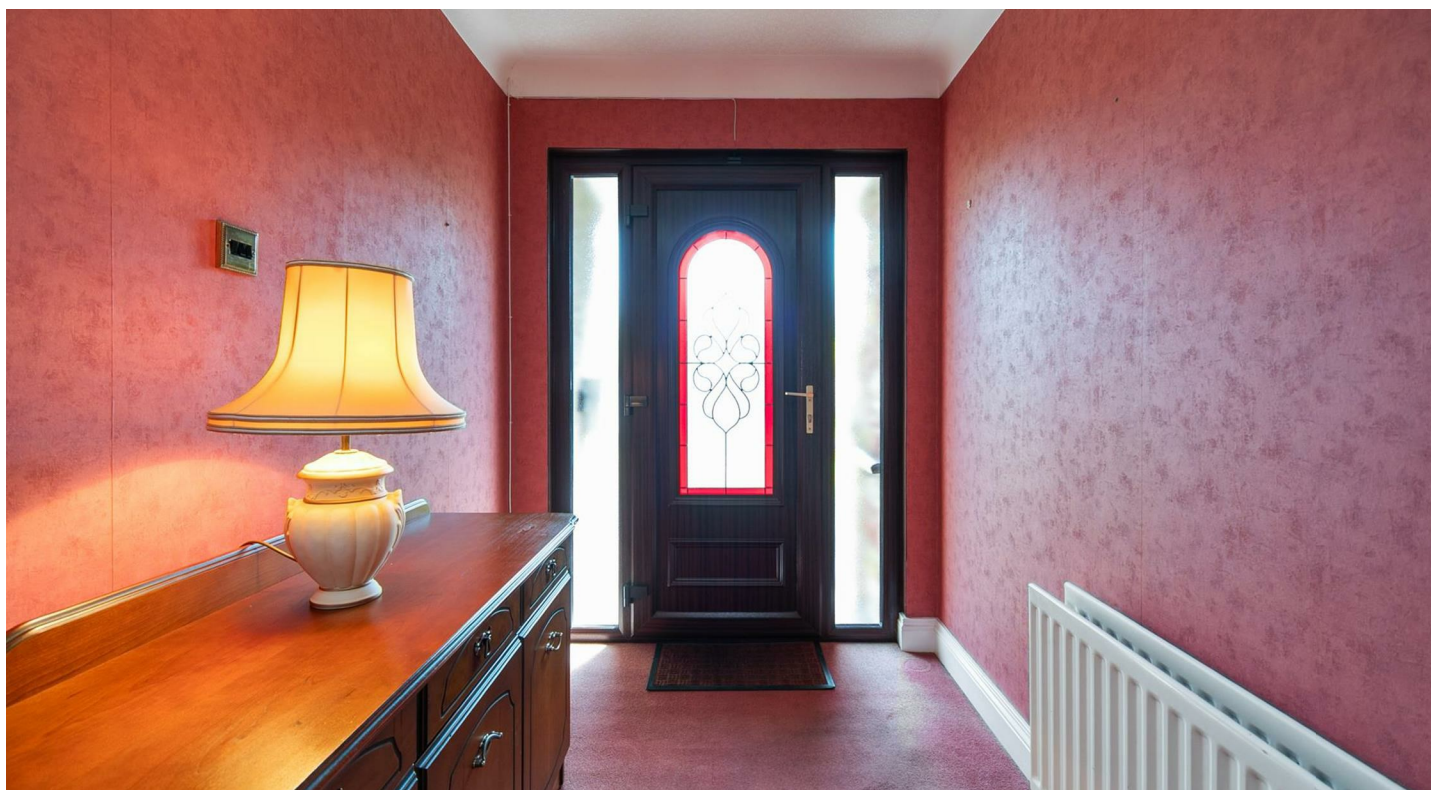
Enjoy breath taking and uninterrupted countryside views from the comfort of your home, with the sunroom providing the perfect spot to unwind and soak in the surrounding landscape.

Additional features include a basement with W.C., offering versatile extra space—ideal for storage, a hobby room, or even a home office setup. Possible further development, subject to planning.

Outside, the property benefits from a detached position ensuring privacy, with gardens that complement the home's tranquil setting.

Situated in a popular and well-connected area, close to local amenities, schools, and transport links, this property is a rare find and must be viewed to be fully appreciated.

Early viewing is highly recommended.





## At a glance:

- Detached bungalow
- Living room
- Sunroom
- Family bathroom
- Popular location
- Three bedroom
- Kitchen
- Garage
- Stunning views
- Large Basement

### Entrance Hall

3'3" x 24'9"

PVC door leading to entrance hall.

### Living Room

21'11" x 11'10"

Bright living room with window to front and window to rear, fireplace. Carpeted flooring. Door to kitchen area and entrance hall.

### Kitchen Area

7'10" x 15'4"

Spacious, open plan kitchen. A range of high and low rise units with integrated stainless steel sink and drainer, hob, extractor fan, oven, dishwasher and fridge freezer. Tiled flooring and walls. Leading to sun room.

### Sun Room

9'5" x 15'8"

Bright room with stunning views.

### Bedroom 1

11'6" x 10'5"

Window to rear. Carpeted flooring.

### Bedroom 2

10'0" x 15'6"

Built in robes. Window to front. Carpeted flooring.

### Bathroom

7'11" x 8'9"

Suite comprising bath, separate shower cubicle, low flush w.c and wash hand basin. Two windows to rear. Carpeted flooring. Tiled walls.

### Bedroom 3

10'0" x 13'0"

Built in robes. Window to front. Carpeted flooring.

### Basement

Large basement, possibly suitable for conversion, subject to planning, mirroring the floor above with w.c facilities.

### Garage

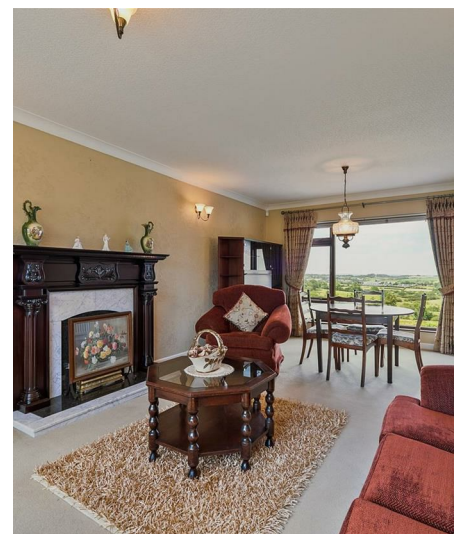
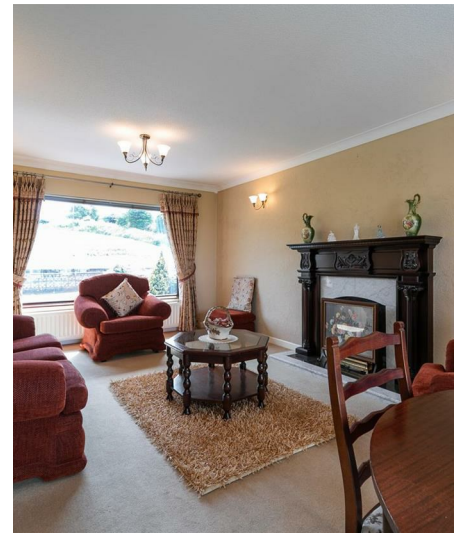
21'10 x 11'10

### Outside

To the front is good sized garden laid out in lawns with off street parking. To the rear is a tarmac driveway and stunning views. Garden to each side.

### Additional Information

Hotpress  
Floored Roofspace  
Security system













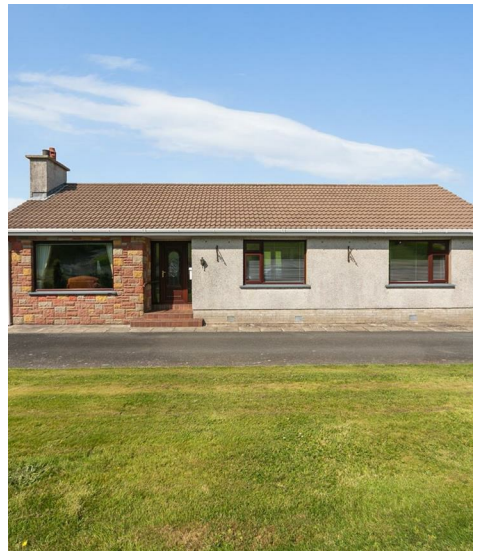





















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Basement





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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