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11 Craigy Road
Ballynahinch
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Offers Around
£325,000

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SUMMARY

This detached bungalow occupies a spacious site in this pleasing rural location yet only a short drive to Saintfield's bustling village and the local primary and secondary schools.

Ideal for the growing and established families, this bungalow offers well proportioned accommodation throughout and is fitted with oil fired central heating and double glazing. A bright and spacious lounge enjoys a wood burning stove, whilst a separate dining room offers the potential for a home office or fifth bedroom, if desired. The property further comprises of a fitted kitchen which is complimented by a utility room, four excellent sized bedrooms including the principal bedroom with an en suite WC and a family bathroom which is finished with a modern white suite.

Outside, a spacious driveway provides excellent parking to the front and side of the residence and makes way to the attached garage. A large workshop is perfect for those with a personal hobby or those wanting additional storage. Gardens are laid out in lawn with a spacious paved patio area and separate small concrete yard with its own access.

The property is ideally located close to many local boutiques, coffee shops, restaurants, and local schools situated in Saintfield. Rockmount Golf Club and Temple Golf Club are both only a short distance away as too is public transport and an excellent road network allowing for a convenient commute to Ballynahinch, Lisburn and Belfast.

FEATURES

- Well Presented Detached Bungalow Occupying a Spacious Site in This Pleasing Rural Location
- Spacious Lounge with Wood Burning Stove and Bay Window
- Fitted Kitchen with Separate Dining Room and Utility Room
- Four Excellent Sized Bedrooms Including the Principal Bedroom with En Suite WC
- Family Bathroom Fitted with a Modern White Suite
- Oil Fired Central Heating and PVC Double Glazing
- Attached Garage and Separate Workshop/Store
- Gardens Laid Out in Lawn with Paved Patio Area and Small Concrete Yard (With Its Own Access)
- Within Close Proximity to Saintfield Village, Local Schools, Public Transport and Within a Convenient Commute to Ballynahinch, Temple and Belfast
- Ideal for Growing and Established Families or Those Wishing to Downsize

Covered Entrance Porch

Tiled floor.

Entrance Hall

Glazed uPVC entrance door with matching side lights; tiled floor; recessed spotlights; access to roofspace (partially floored); built-in storage cupboard; cloak cupboard.

Lounge

18'3 x 13'7 (5.56m x 4.14m)

Beautiful inglenook style fireplace with Henley wood burning stove on a granite hearth; modern granite fire surround; tv aerial connection point; bay window.

Kitchen

14'10 x 10'8 (4.52m x 3.25m)

Excellent range of painted finish high and low level cupboards and drawers with matching glazed display cupboards and open shelving; incorporating a 1½ tub stainless steel sink unit with mixer taps; space for gas range cooker; concealed extractor fan over; Zanussi dishwasher; wood laminate worktops; tiled splash back; recessed spotlights.

Utility Room

11'3 x 9'2 (3.43m x 2.79m)

Single drainer stainless steel sink unit with mixer taps; built-in high and low level wood laminate cupboards; part tiled walls; space and plumbing for washing machine and tumble dryer; space for fridge/freezer; glazed uPVC door to rear.

Living Room / Dining Room

12'8 x 11'4 (3.86m x 3.45m)

Principal Bedroom

12'3 x 11'2 (3.73m x 3.40m)

Built-in storage area.

En Suite WC

6'10 x 4'9 (2.08m x 1.45m)

Modern white suite comprising low flush wc; wall mounted wash hand basin with mono mixer tap and vanity unit under; tiled floor; PVC wall panelling.

Bedroom 2

11'8 x 11'2 (3.56m x 3.40m)

Built-in wardrobe.

Bedroom 3

14'11 x 8'9 (4.55m x 2.67m)

Maximum Measurements

Built-in storage area.

Bedroom 4

11'5 x 8'9 (3.48m x 2.67m)

Bathroom

8'4 x 6'10 (2.54m x 2.08m)

Modern white suite comprising panelled bath with mixer tap and telephone shower attachment; separate shower cubicle with Redring Expressions electric shower unit and wall mounted telephone shower attachment; fitted folding shower door; close coupled wc; wall mounted wash hand basin with mono mixer tap and vanity unit under; towel radiator; part PVC wall panelling.

Outside

Double wooden gates and cattle grid; spacious bitmac driveway leading to the front and side of the property and to:-

Garage

16'6 x 10'10 (5.03m x 3.30m)

Roller shutter door; light and power points; Grant oil fired boiler.

Workshop

19'7 x 19'6 (5.97m x 5.94m)

Roller shutter door (8'9 height); side access; light and power points.

Gardens

Spacious gardens surround the property and are laid out in lawns; paved patio area to the rear; concrete area to the side with a separate access; outside lights and water tap; PVC oil storage tank.

Tenure

Freehold

Capital / Rateable Value

£215,000. Rates Payable £2183.54 Per Annum (Approximately)

Ground Floor

Approx. 158.9 sq. metres (1710.7 sq. feet)

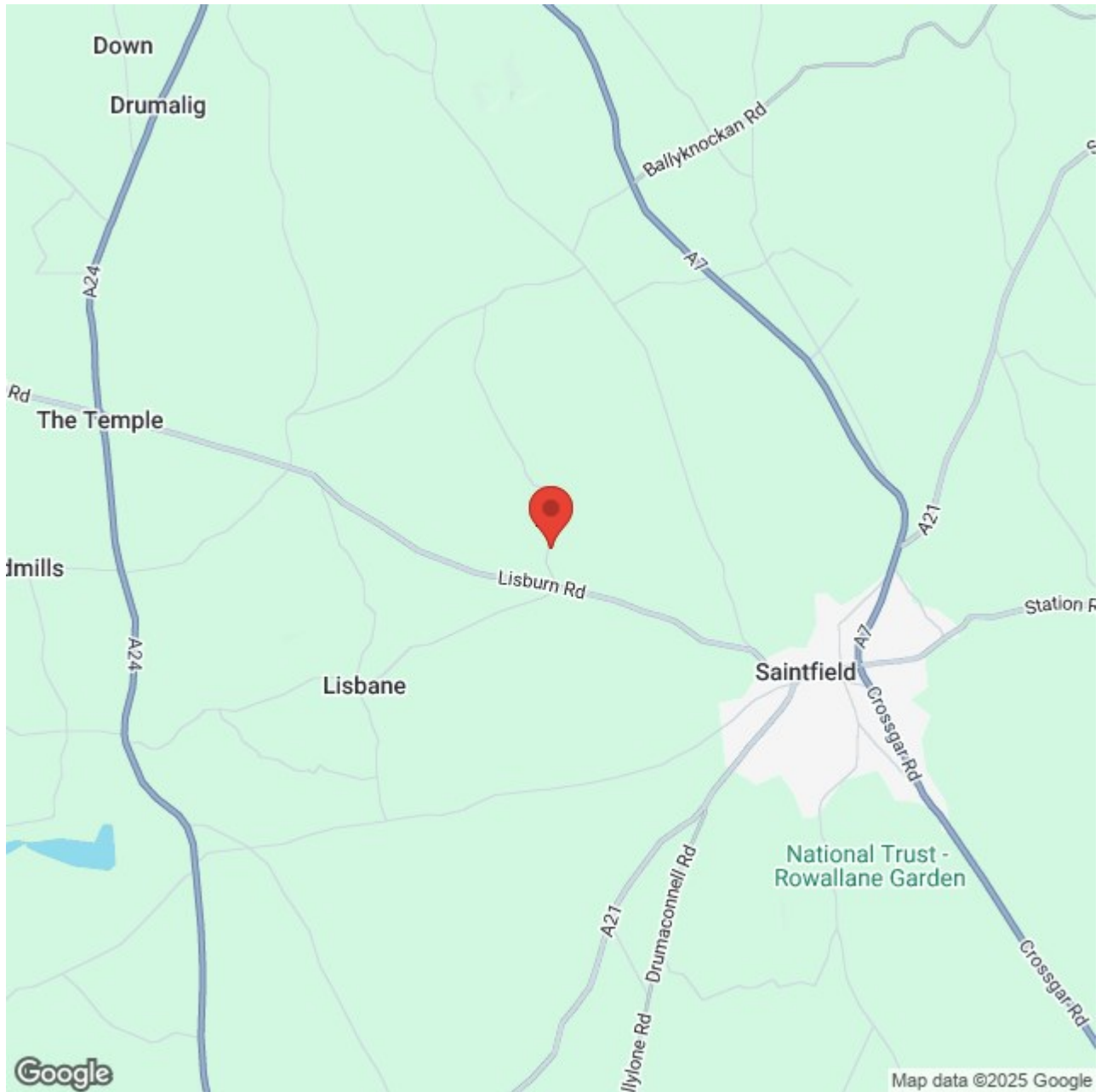


Total area: approx. 158.9 sq. metres (1710.7 sq. feet)









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		

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