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MITCHELL**

CHARTERED SURVEYORS,  
LETTING AGENTS &  
PROPERTY CONSULTANTS

Tel: 028 9557 5555

Email: [info@laverymitchell.com](mailto:info@laverymitchell.com)

[www.laverymitchell.com](http://www.laverymitchell.com)



## **43 Ballynacross Road, Magherafelt, BT45 8PY**

**Offers Over £439,950**

- Impressive 6 bedroom family home
- Contemporary kitchen with island
- Flexible living and entertaining spaces throughout
- Patio area ideal for outdoor dining and relaxing
- Peaceful countryside setting
- Three spacious reception rooms
- Garage plus annex currently used as games room and bar
- Stunning views over the Sperrin Mountains
- Dedicated play area for children
- Convenient access to the A6 Glenshane Road for commuting

Set amidst rolling countryside with breathtaking views across the Sperrin Mountains, 43 Ballynacross Road, Magherafelt offers an exceptional opportunity to acquire a spacious and versatile family home in a highly convenient location.

This impressive residence set on a 0.6 acre site boasts six well-proportioned bedrooms and three generous reception rooms, providing ample space for modern family living, entertaining, and home working. At the heart of the home is a spacious contemporary kitchen, beautifully finished with sleek units, ambient lighting, and a central island that creates a natural hub for everyday life and social gatherings.

The property further benefits from a garage and a separate annex, currently fitted out as a games room and bar area, offering fantastic flexibility for entertaining, hobbies, or potential home business use.

Externally, the home is equally appealing, featuring a patio area and dedicated play space, making it ideal for families to enjoy outdoor living while taking in the stunning panoramic countryside views.

Perfectly positioned close to the A6 Glenshane Road, the property combines the tranquillity of spacious country living with excellent connectivity to key arterial routes, making it ideal for commuters.

This is a superb family home that effortlessly blends space, style, scenery, and convenience—early viewing is highly recommended to fully appreciate all that this outstanding property has to offer.

Reception Hall  
8'11" x 16'11"



Bright, spacious hall with glazed door, high gloss tiled floor, spotlighting and double radiator. Beam vacuum system throughout the ground floor and garage.

Living Room  
16'8" x 13'11"



Bright room with 3 windows, 2 to front of the property, 1 to the side. Wood effect tiled floor with spotlighting, electric fire, wall mount for TV and double radiator.

Kitchen Dining  
19'11" x 13'3"



Range of high and low level white handleless units with high gloss tiled floor and spotlighting. Large kitchen island with pendant lighting over island and pop up integrated socket. Grey quartz worktops, upstand and kitchen windowsill. Double eye level ovens, induction hob, full size fridge and freezer, dishwasher, and stainless steel extractor fan over island. Winerack above fridge and freezer. Double radiator and wall mount for TV.

Family Area  
9'7" x 13'3"



Part of the kitchen dining area. Large Stanley boiler stove with tiled surround. Double doors to sunroom and large picture window.

Sunroom  
13'3" x 17'1"



Contemporary multi-fuel stove with tiled surround and window detail. TV mount above fireplace, high vaulted ceiling with spotlighting and high gloss tiling. French doors to outdoor patio area.

Utility Room  
10'9" x 8'4"



Access out to back door. High gloss floor tiling with contemporary units, grey quartz worktops with upstands. Sink with mixer tap and extractor fan.

Master Bedroom  
15'5" x 13'1"



Double window to front with wood laminate flooring. Double radiator and TV mount.

Master Ensuite  
7'4" x 9'3"



White sanitaryware, Floor to ceiling tiling. Heated chrome towel rail. White high gloss sink unit with drawer storage and chrome mixer tap. Wall mounted mirror. Electric shower enclosure with grey feature tile. Vanity area with Hollywood mirror.

Hall  
7'11" x 31'9"



High gloss tile with spotlighting and double radiator.

Bedroom 2  
11'3" x 9'3"



Wood laminate flooring with double radiator and TV mount. Mirrored sliding built in wardrobe.

Ensuite  
11'3" x 3'8"



White sanitaryware, Floor to ceiling tiling. White high gloss sink unit with drawer storage and chrome mixer tap. Wall mounted mirror. Electric shower enclosure with grey feature tile.

Bedroom 3  
11'3" x 9'1"



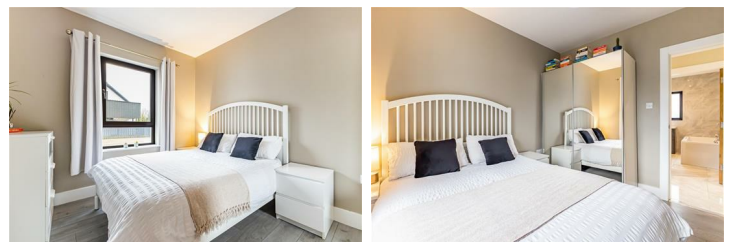
Wood laminate flooring with double radiator and TV mount.

Main Bathroom  
9'9" x 8'9"



White sanitaryware, Floor to ceiling tiling. Heated chrome towel rail. Grey high gloss sink unit with drawer storage and chrome mixer tap. Wall mounted mirror. Electric shower enclosure, white whirlpool bath with grey feature tile and mixer tap with shower attachment.

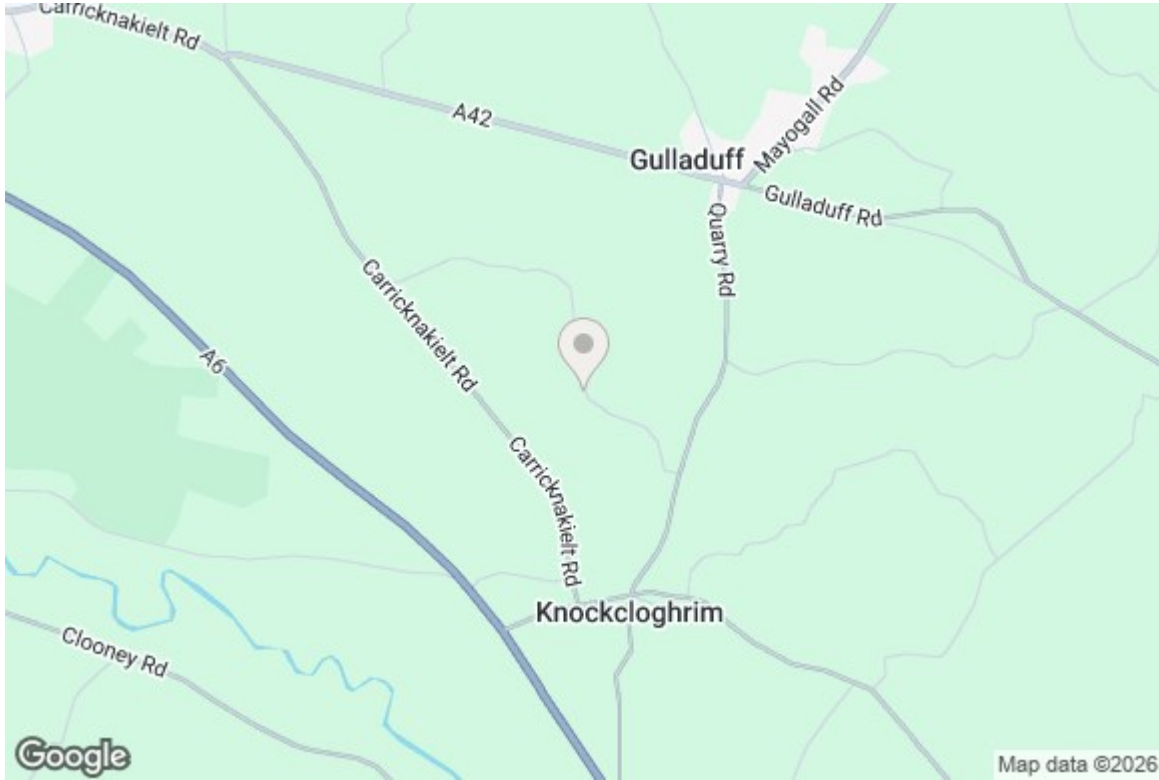
Bedroom 4  
10'9" x 9'6"




Wood laminate flooring with double radiator.



**TOTAL: 2663 sq. ft**  
 1st floor: 2312 sq. ft, 2nd floor: 351 sq. ft  
 EXCLUDED AREAS: UNDEFINED: 41 sq. ft, GARAGE: 503 sq. ft, LOW CEILING: 252 sq. ft,  
 OPEN TO BELOW: 228 sq. ft, STAIRWELL: 33 sq. ft, WALLS: 280 sq. ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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Wellington Park Business Centre, 3 Wellington Park, Belfast, BT9 6DJ.  
 Unit C11 The Business Centre, 80-82 Rainey Street, Magherafelt, BT45 5AJ.  
 Tel: 028 9557 5555 Email: info@laverymitchell.com www.laverymitchell.com

