



Hannath



Hannath



Hannath

## The Oaks, 25 Ballylough Road, Gilford, BT63 6AB Offers Over £295,000

- Four Bedroom Detached Family Home Positioned on a 0.6 Acre Plot with a Large Outbuilding & Stables
- Downstairs WC & Utility
- Large Outbuilding (6.40 x 12.61m)
- Viewing Strictly via Agent
- Three Reception Rooms Featuring Open Fireplaces
- Four Bedrooms
- Stables
- Kitchen/Dining Area with an Array of Fitted Units and Integrated Appliances
- Two Piece Family Bathroom Suite & a WC
- Oil Fired Central Heating

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	

# 25 Ballylough Road, Gilford BT63 6AB

Hannath Estate Agents are delighted to present The Oaks, 25 Ballylough Road, Gilford. This opportunity is a rare slice of rural elegance and is set amidst the rolling greens of Gilford's countryside. The Oaks commands a generous 0.6-acre plot that feels both private and inviting.

Step through the front door and you are welcomed by two elegant reception rooms flanking the entrance, each boasting a feature fireplace. The flow continues into a third, spacious reception room where a large open fireplace becomes the heart of the home. The property expands further into a well-appointed kitchen/dining suite. Here, there are high & low level units with integrated appliances and a convenient downstairs WC & utility ensures convenience.

Ascending to the first floor, you'll discover four well proportioned bedrooms, each offering countryside views of the surrounding fields. A two-piece family bathroom suite as well as a WC completes the upper floor.

The property's large outbuilding is a versatile asset - ideal for a workshop, studio, or additional storage. Adjacent, the stables offers secure accommodation for horses, ponies, or even a small herd of goats.



### **Hallway**

3'8" x 14'7"

Carpet & radiator.

### **Lounge**

16'10" x 11'5"

Carpet, radiator, open fireplace and patio doors.

### **Living Room**

10'10" x 12'1"

Carpet, radiator & electric feature fireplace.

### **Dining Room**

12'11" x 11'2"

Carpet, radiator & large open fireplace.

### **Utility**

5'9" x 9'7"

Tiled & plumbed in for washing machine.

### **WC**

4'2" X 2'6"

Low flush WC.

### **Kitchen/Dining**

11'7" x 10'2"

Tiled, high & low fitted units & integrated appliances.

### **Landing**

3'12" x 18'10"

Carpet.

### **Master Bedroom**

17'5" x 12'1"

Carpet & radiator.

### **Bedroom Two**

13'1" x 11'11"

Carpet, radiator & built-in-wardrobe.

### **Bedroom Three**

11' x 10'4"

Carpet, radiator & built-in-wardrobe.

### **Bedroom Four**

5'10" x 8'8"

Carpet & radiator.

### **Bathroom**

11'7" x 6'9"

Two piece fully tiled family suite comprising of; bath & double basin vanity unit.

### **WC**

8'5" X 2'12"

Low flush WC & pedestal wash hand basin.

### **Large Outbuilding**

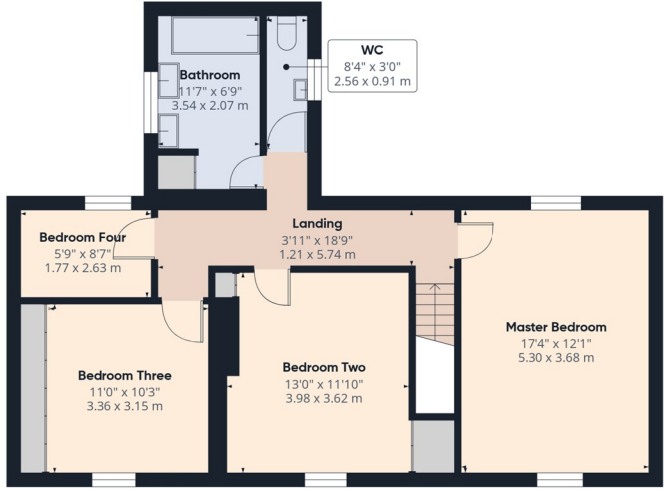
20'12" x 41'4"

Electrics installed.

### **Stables**



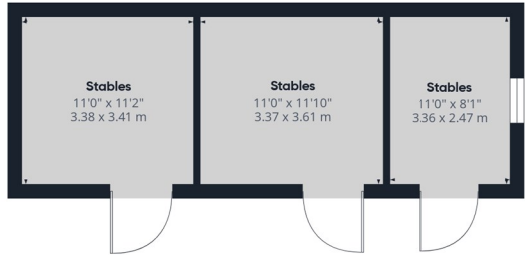
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area<sup>(1)</sup>  
 2741 ft<sup>2</sup>  
 254.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360