

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

Daniel
Henry
ESTATE AGENTS

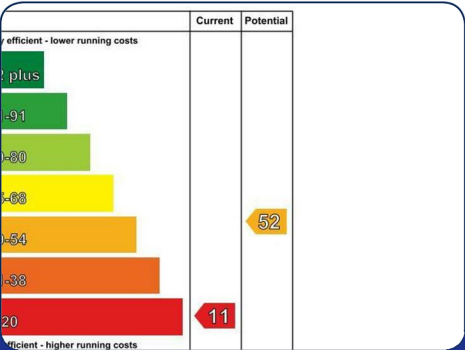
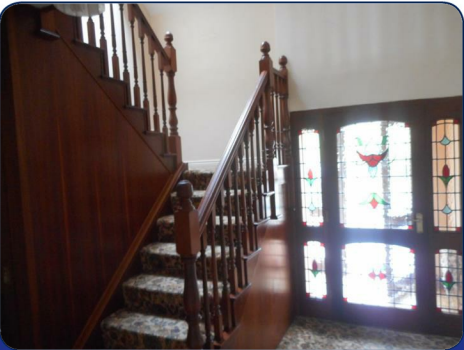
£195,000

FOR SALE



8 Ballybeeny Road, BT82 0DF

- DETACHED HOUSE
- 6 BEDROOMS / 4 RECEPTIONS
- PLUMBED FOR OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS THROUGHOUT
- EXCELLENT VIEWS OVER SURROUNDING COUNTRYSIDE
- EXTENSIVE GARDENS
- SOLD AS SEEN
- EPC RATING - G



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ACCOMMODATION

VESTIBULE PORCH

Having wooden floor.

HALLWAY

Having understairs storage and hotpress.

FAMILY ROOM

17'8" x 13'11" (5.38m x 4.24m)

Having fireplace, ceiling cornicing and wooden beams.

KITCHEN / DINING AREA

19'11" x 19'2" (to widest points) (6.07m x 5.84m (to widest points))

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob and oven, extractor hood, plumbed for dishwasher, space for fridge/freezer, tiled floor.

UTILITY AREA

Having Belfast sink unit, low level unit, larder, plumbed for washing machine, space for tumble dryer, tiled floor.

REAR HALLWAY

Having toilet and whb off with 1/2 tiled walls, tiled floor and storage cupboard, steps to basement Garage.

DINING ROOM

19'11" x 14'7" (to widest points) (6.07m x 4.45m (to widest points))

Having ceiling cornicing and centre rose, door leading to garden.

LOUNGE

24' x 15'7" (to widest points) (7.32m x 4.75m (to widest points))

Having attractive fireplace, bay window, ceiling cornicing and centre rose.

HALLWAY

Having storage.

STUDY / LIVING AREA

15' x 8'8" (to widest points) (4.57m x 2.64m (to widest points))

Having fireplace, built in cupboard, ceiling cornicing, entrance to front door, tiled floor.

BEDROOM 5

11'9" x 9'3" (3.58m x 2.82m)

Having built in wardrobe.

BEDROOM 6

12'6" x 7'5" (3.81m x 2.26m)

BATHROOM

Comprising bath, whb and wc, walk in shower, fully tiled walls and floor.

STAIRCASE LEADING TO FIRST FLOOR

Mahogany handrail and balustrades.

LANDING

Having hotpress and storage cupboards.

MASTER BEDROOM

16'2" x 15'10" (4.95m x 4.83m)

Having 2 built in wardrobes.

EN-SUITE

Comprising walk in shower, whb vanity unit, wc, bidet, built in cupboard.

BEDROOM 2

15'11" x 11'9" (4.85m x 3.58m)

Having built in wardrobe.

BEDROOM 3

11'8" x 9'4" (to widest points) (3.56m x 2.84m (to widest points))

Having double built in wardrobe.

BEDROOM 4

15'7" x 10'5" (4.75m x 3.18m)

Having built in wardrobe, wall light points.

BATHROOM

Comprising bath with handles, whb and wc, walk in shower, fully tiled walls and floor, storage into roofspace.

EXTERIOR FEATURES

Garage.

Car Port.

Extensive lawns bordered by wall and fence and stocked with abundance of plants, trees and shrubs.

Screened driveway.

Double entrance gates.

Basement Garage.

Fuel Store

