

ULSTER PROPERTY SALES

UPS

**BALLYNAHINCH BRANCH**

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Down, BT24 8DN

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**HOUSE AND YARD, 72 DUNMORE ROAD,  
BALLYNAHINCH, DOWN, BT24 8PR**

**OFFERS AROUND £450,000**



We are pleased to offer for sale this delightful detached lakeside house and substantial yard on the Dunmore road in The Spa, just outside Ballynahinch.

The well presented accommodation comprises entrance hall, living room, sitting room, dining room, kitchen, four bedrooms and a family bathroom. The property has been recently renovated inside. The property further benefits from being set on a private site with stunning views of the Spa lake, mature gardens and an outbuilding with utility space.

The substantial commercial yard is located beside the property with an array of outbuildings extending to approximately 8,000sq ft, ideal for those who have an existing business or a source of additional income if rented out which could potentially bring in up to £20,000 a year. The yard and property could also appeal to those with equestrian interests as an option to purchase additional land is available at an additional price.

This home is situated within close proximity to many of the local surrounding amenities and Belfast and Lisburn are an easy commute away with public transport to many top grammar schools within easy reach.

This is a unique opportunity to purchase a house, yard and land, which is very hard to come by so we would recommend early viewing to avoid disappointment.





## Key Features

- Detached lakeside property and yard
- Commercial yard
- Various reception rooms
- Potential rental income
- Unique sale
- Option of additional land
- Four bedrooms
- Popular location
- Stunning views

### Conservatory/ Entrance porch

Wooden flooring.

### Hallway

4'10" x 14'5"

Stairs.

### Living Room

19'3" x 14'1"

Large bright living room with feature fireplace and lake views

### Sitting Room

11'6" x 16'6"

Sitting room with feature fireplace and lake views. Bay window.

### Kitchen

7'5" x 16'1"

A range of high and low level units including stainless steel sink unit, integrated oven and hob and recess for fridge freezer.

### Dining Room

14'1" x 14'5"

Feature fireplace with tiled inset and hearth. Parquet flooring.

### Landing

5'6" x 16'1"

Window to rear, two windows to front.

### Bedroom 1

10'4" x 15'3"

### Bedroom 2

7'5" x 13'8"

### w.c

Low flush w.c

### Bathroom

7'8" x 10'2"

Suite comprising wash hand basin, shower and bath. Tiled walls

### Bedroom 3

12'9" x 9'0"

### Bedroom 4

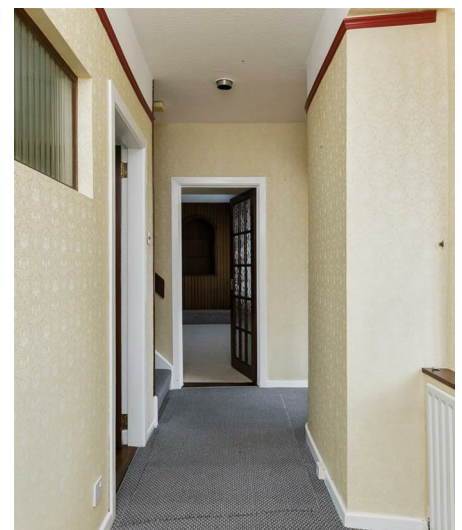
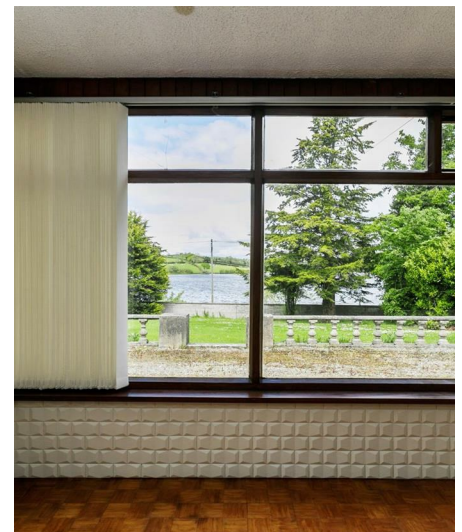
12'0" x 13'11"

### Outbuilding

Boiler, utility space and w.c

### Garden

To the front and rear are gardens laid out in lawns with fantastic views over Spa Lake.



## Yard

Circa 8,000 sq ft of outbuildings

### Top Yard

Outbuilding 1 29'0 x 28'0

Outbuilding 2 30'0 x 29'0

Outbuilding 3 29'0 x 25'0

Outbuilding 4 37'5 x 22'10

Outbuilding 5 34'2 x 23'0

### Bottom Yard

Outbuilding 1 50'0 x 20'0

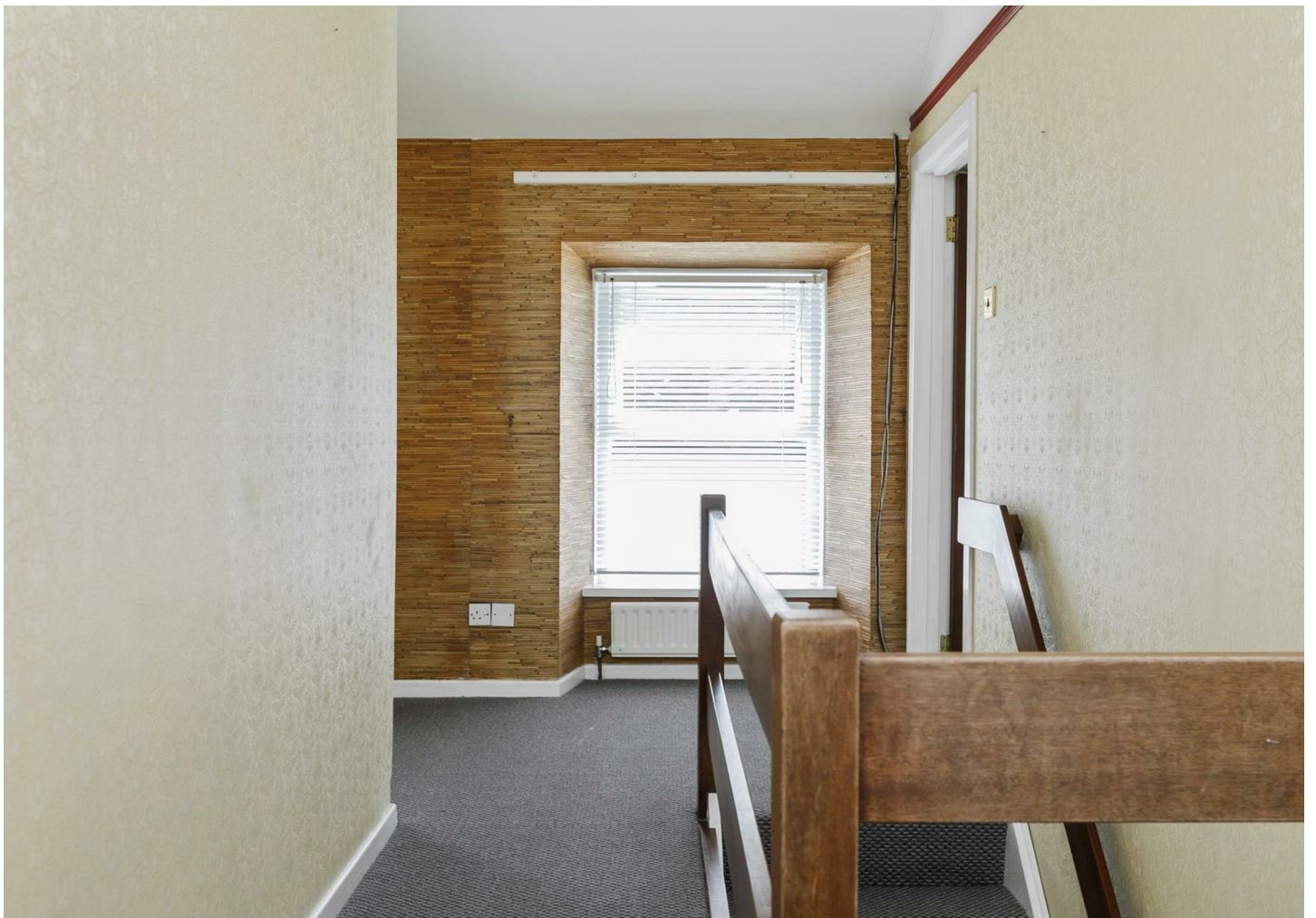
Outbuilding 2 60'0 x 50'0



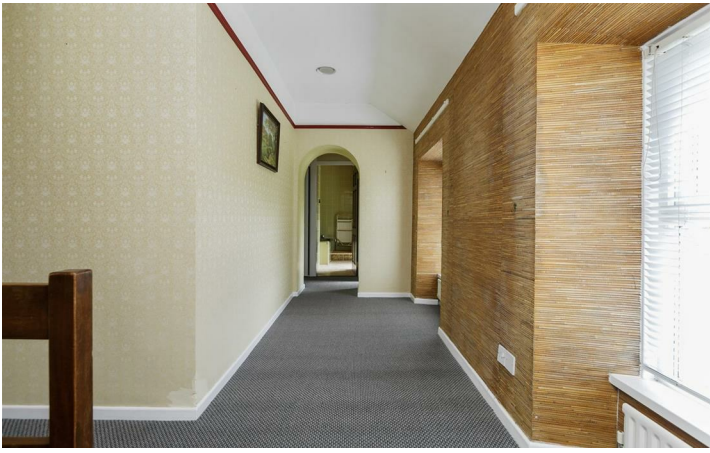








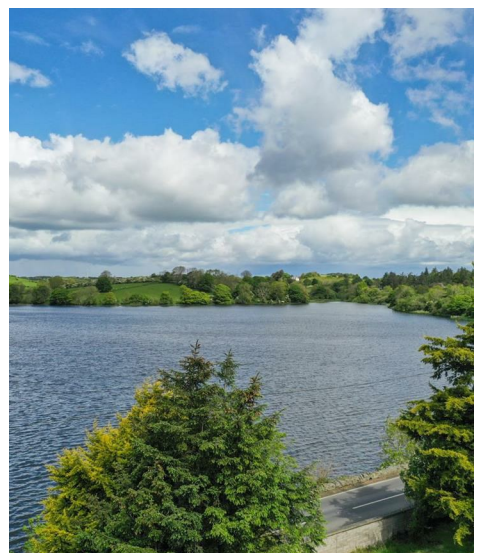

















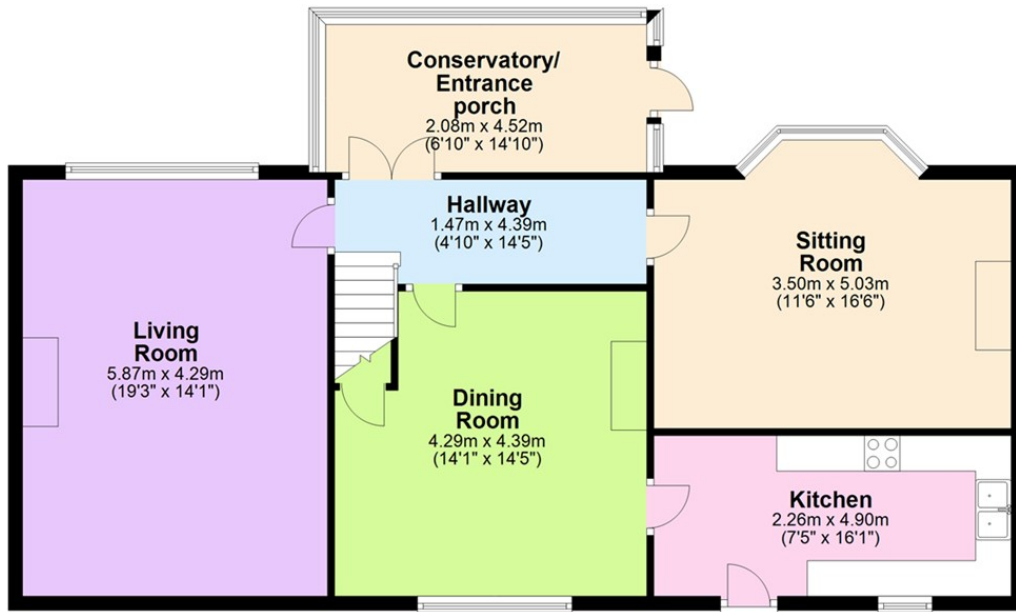




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland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



**Ground Floor**







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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