



1A TEMPLEBURN ROAD

Raffrey, BT30 9NF

Offers over **£349,950**



DETACHED | 4 🏠 | 1 🚿 | 3 🛏️

John Minnis Estate Agents are delighted to bring to the market this beautifully presented detached family home. The location provides ease of access to Killinchy, Saintfield and is only a short commute to Belfast.

This well presented detached chalet bungalow provides both bright and versatile accommodation to suit the needs of a range of purchasers. Accommodation comprises of a fitted kitchen with an excellent range of high and low level units and casual dining. The reception space is further complimented by the spacious living room with a feature cast iron AGA multi fuel burning stove and a formal dining room. There are four well-proportioned bedrooms, with the principal bedroom benefitting from an ensuite shower room and a fifth bedroom/games room/study, along with an attractive white suite bathroom.

Further benefits include separate utility room, oil fired central heating and uPVC double glazed windows throughout.

The property is situated on a delightful site, with gardens laid in lawns and an array of colourful mature trees and shrubs. The gardens offer an excellent degree of privacy, ideal for outdoor entertaining. There is also paved patio area's providing the perfect setting for relaxation and outdoor entertaining, benefitting from the sun throughout the afternoon and into the evening. Additionally, the sweeping driveway provides ample carparking for numerous vehicles which lead to the attached garage. Furthermore there are stables and another detached garage, providing ample storage.



KEY FEATURES

- Beautifully Presented Detached Family Home Set in a Picturesque Rural Setting
- Landscaped Gardens with an Array of Colourful Mature Trees & Shrubs
- Four Well Proportioned Bedrooms
- Principal Bedroom with Ensuite Shower Room
- Fifth Bedroom/Study/ Games Room
- Fitted Kitchen with Excellent Range of High & Low Level Units & Casual Dining
- Living Room with Feature Cast Iron AGA Multi-Fuel Burning Stove
- Formal Dining Room
- Modern White Suite Family Bathroom
- Separate Utility Room
- Oil Fired Central Heating & uPVC Double Glazed Windows Throughout
- Sweeping Driveway Leading to the Attached Garage
- Gardens are Laid in Lawns with Patio Areas, Ideal for Outdoor Entertaining
- Additional Detached Garage, Along with Stables
- Within Close Proximity to Balloo Village with Range of Local Amenities and the Award Winning Balloo Restaurant

WHAT THE OWNER'S SAY...

Our home is set in a beautiful rural location and yet only 20 minutes to the outskirts of Belfast, Lisburn and Newtownards with a range of schools and amenities nearby. Come and enjoy the many beautiful parks, National Trust and restaurants, with plenty of space to accommodate your business, hobbies and family. We have enjoyed 30 wonderful year's here and reluctantly now down sizing and we hope the new owners will have as much fun as we have.



ROOM DETAILS

Ground Floor

- Reception Hall
- Living Room
15'7" x 14'
- Dining Room
14'5" x 10'2"
- Kitchen
17'8" x 10'9"
- Utility Room
- Bedroom Two
12'5" x 12'4"
- Bedroom Three
13'11" x 12'5"
- Bedroom Four
13'5" x 10'4"
- Bathroom

First Floor

- Landing
- Principal Bedroom
14'1" x 11'
- En-suite Shower Room
- Bedroom Five/Games
Room/Study
26'6" x 11'1"

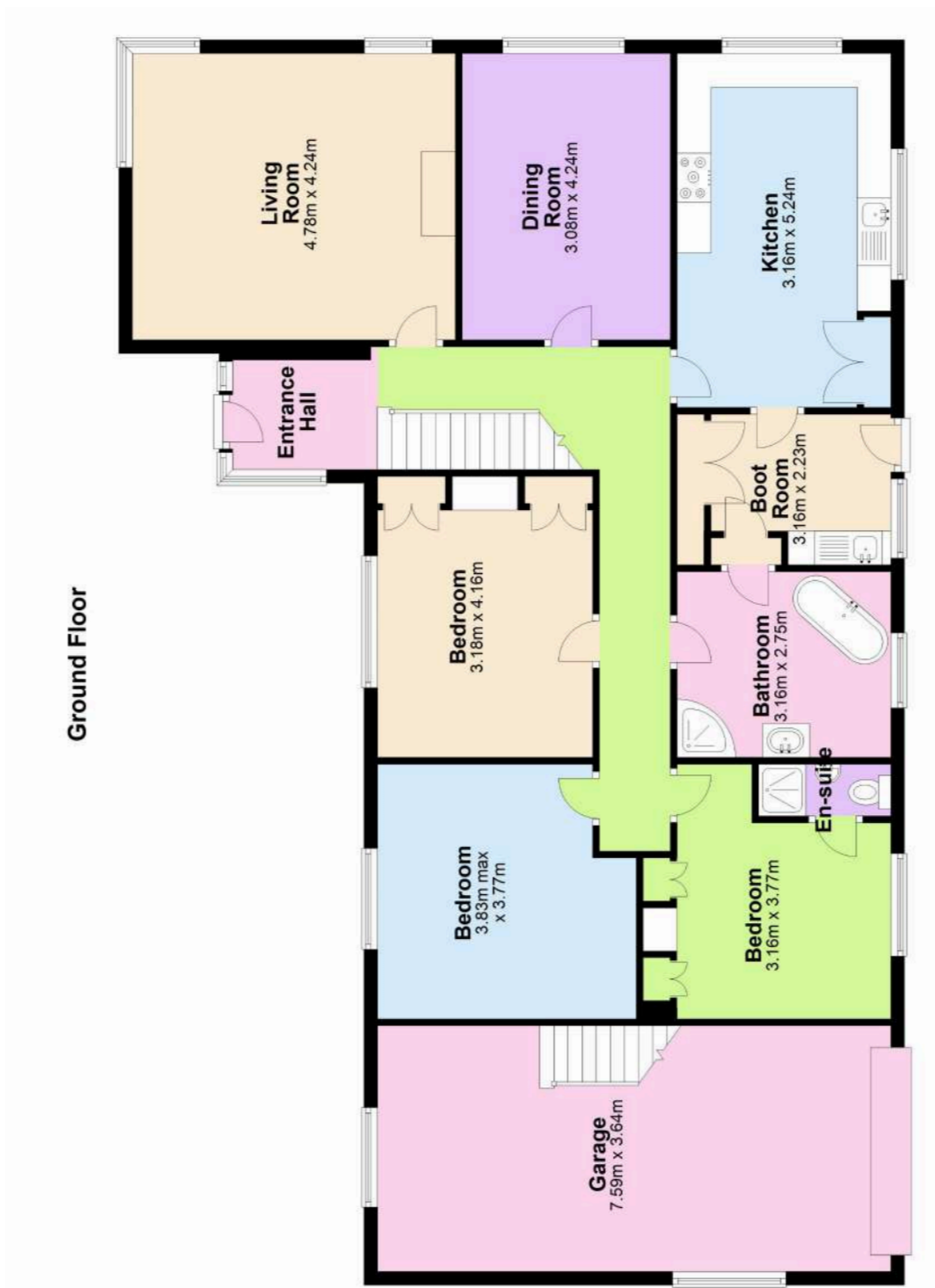
Outside

- Attached Garage
25'6" x 12'6"
- Detached Garage
18'4" x 12'7"
- Two Stables
- Front garden laid in lawns with tarmac driveway leading up to loose stoned driveway for ample car parking leading round to rear gardens, front garden laid in lawns with mature planting and hedging, fantastic views of rolling countryside, rear garden with raised timber decking ideal for outdoor entertaining, patio area ideal for outdoor entertaining, loose stone pebbled area, uPVC green oil tank, detached garage with two stables.

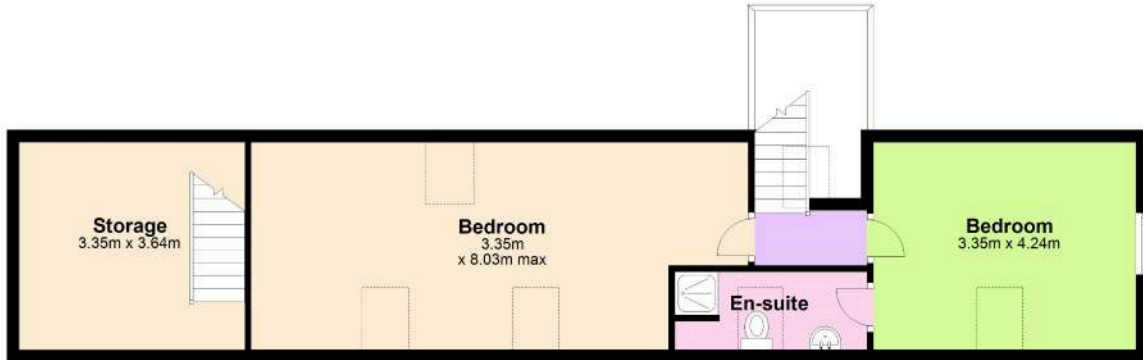




FLOOR PLANS



First Floor



DIRECTIONS

Passing through Darragh Cross and Raffrey on Manse Road turn right onto Templeburn Road. Number 1 will be located on the right-hand side.



THE LOCAL AREA

Raffrey is in the Civil Parish of Killinchy, in the Barony of Castlereagh Upper, in the County of Down

The Irish name for Raffrey is Reachraidh

Raffrey is in close proximity to Saintfield, Crossgar and Downpatrick and is 15 miles from Belfast..

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
81-91		
69-80		
55-68	62	68
39-54		
21-38		
1-20		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

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