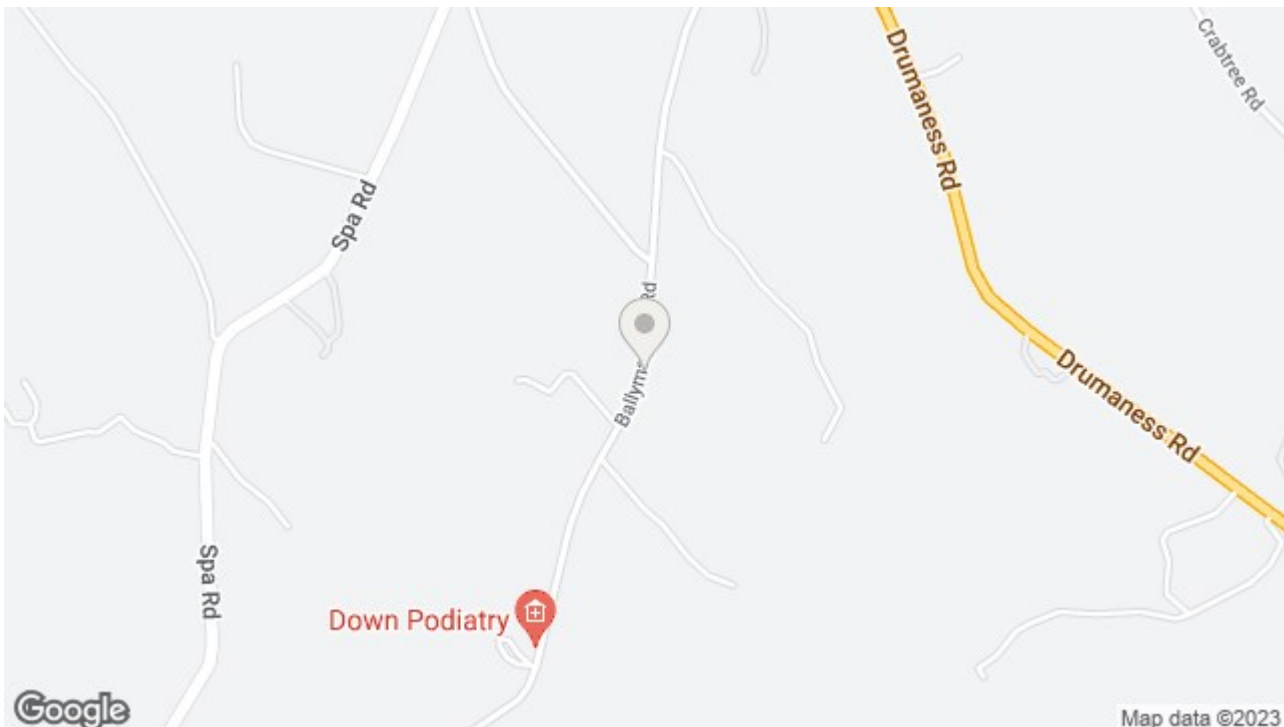




20 BALLYMAGLAVE ROAD, BALLYNAHINCH, DOWN, BT24 8QB



OFFERS AROUND £575,000

We are pleased to offer for sale this delightful detached residence on the Ballymaglave Road, located just outside of Ballynahinch. The bright and spacious accommodation comprises reception hall, living room, sitting room, contemporary kitchen with living and dining space, utility room, downstairs shower room and study. On the first floor there are four bedrooms, master with ensuite and a family bathroom. The property further benefits from being set on a private site with beautiful views of the surrounding countryside, mature gardens with an array of trees and shrubbery and a detached garage.

The property also benefits from an additional 4.5 acres of land, outbuilding, stables and sand school, ideal for those with equestrian interests or the hobby farmer.

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.

We would recommend early viewing as property with this amount of land is hard to come by.



At a glance:

- Detached Home
- 4 Bedrooms
- Family Bathroom
- Contemporary Kitchen/Dining/Living & Separate Utility
- Beautiful Countryside Views
- Detached Garage
- Master with Ensuite
- 2 Reception Rooms & Study
- Approx. 4 1/2 Acres Land with Outbuilding/Stables & Sand School
- Well Maintained Mature Gardens

Reception Hall

32'8" x 14'9"

Composite glazed front door with side panel windows leading into bright and spacious reception hall. Feature wooden stair case.

Living Room

16'10" x 16'0"

Window to front and side. Feature fireplace.

Kitchen/ Living/ Dining area

12'0" x 22'4"

Contemporary fitted kitchen with range of high and low rise units and integrated sink. Gas hob with overhead extractor fan. Electric double oven. Integrated dish washer and fridge/freezer. Tiled floor. Seated area for dining and through to living area with sliding patio doors to rear garden.

Sitting Room

14'0" x 18'0"

Feature fireplace. Double patio doors to rear.

Shower Room

White suite encompassing low flush w/c, vanity wash hand basin and walk in shower. Fully tiled walls and floor. Towel radiator.

Study/ Bedroom 5

10'0" x 7'1"

Window to side.

Rear Hall

11'9" x 4'6"

Utility Room

4'4" x 16'0"

Range of high and low rise units. Recess for washing machine and tumble dryer. Door to rear.

Reception Landing

19'3" x 6'11"

Spacious landing. Access to hot press and storage cupboard.

Master Bedroom

13'1" x 16'0"

Window to side.

En-suite

7'0" x 4'7"

White suite encompassing low flush w/c, vanity wash hand basin and shower. Fully tiled walls and floor. Towel radiator.

Bedroom 2

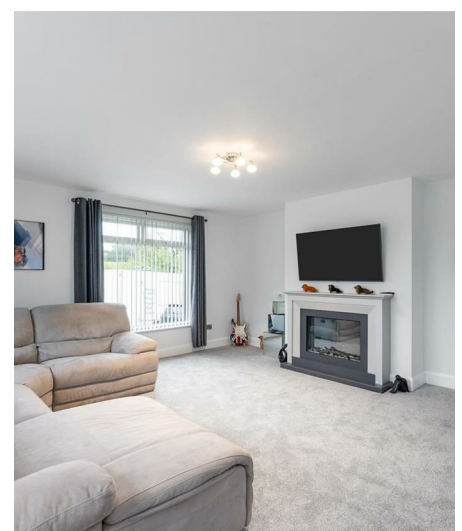
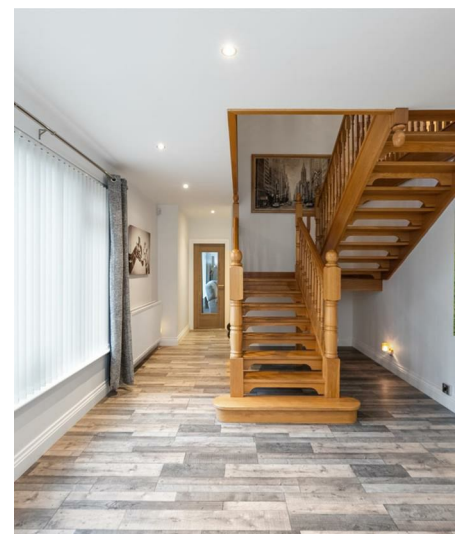
9'9" x 13'6"

Window to side. Built in wardrobe.

Bedroom 3

13'1" x 17'2"

Window to side.



Bathroom

13'0" x 7'9"

White suite encompassing low flush w/c, wash hand basin, walk in shower shower and built in bath. Fully tiled walls and floor. Towel radiator.

Bedroom 4

13'5" x 9'11"

Window to front. Built in wardrobe. Wash hand basin unit.

Outside

The family home is set on approximately 4.5 acres. The property is approached via tarmaced driveway lined with lawned areas and trees and ample space for parking. To the rear and side are well maintained gardens laid in lawn with mature shrubbery and beautiful countryside views. To the rear is a paved patio area and area for entertaining with hot tub with feature flowerbeds.

Detached Garage

Up and over door. Power and light.

Outbuilding

39'8 x 30'0

Sliding door, power and light.

Stable 1

14'6 x 10'2

Water and power with hard standing area.

Stable 2

14'6 x 10'10

Water and power with hard standing area.

Sand School

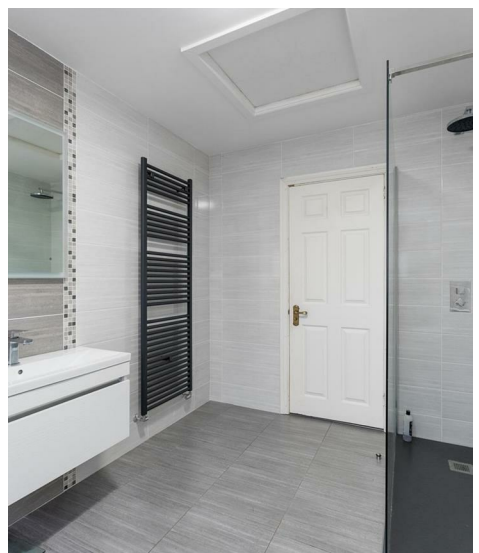
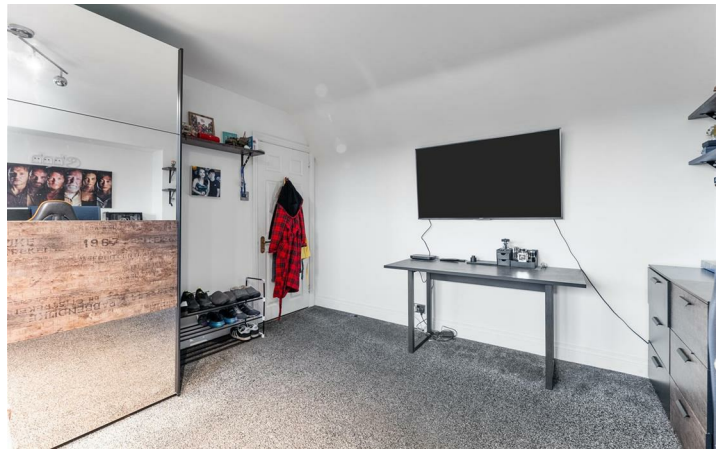

















Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

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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