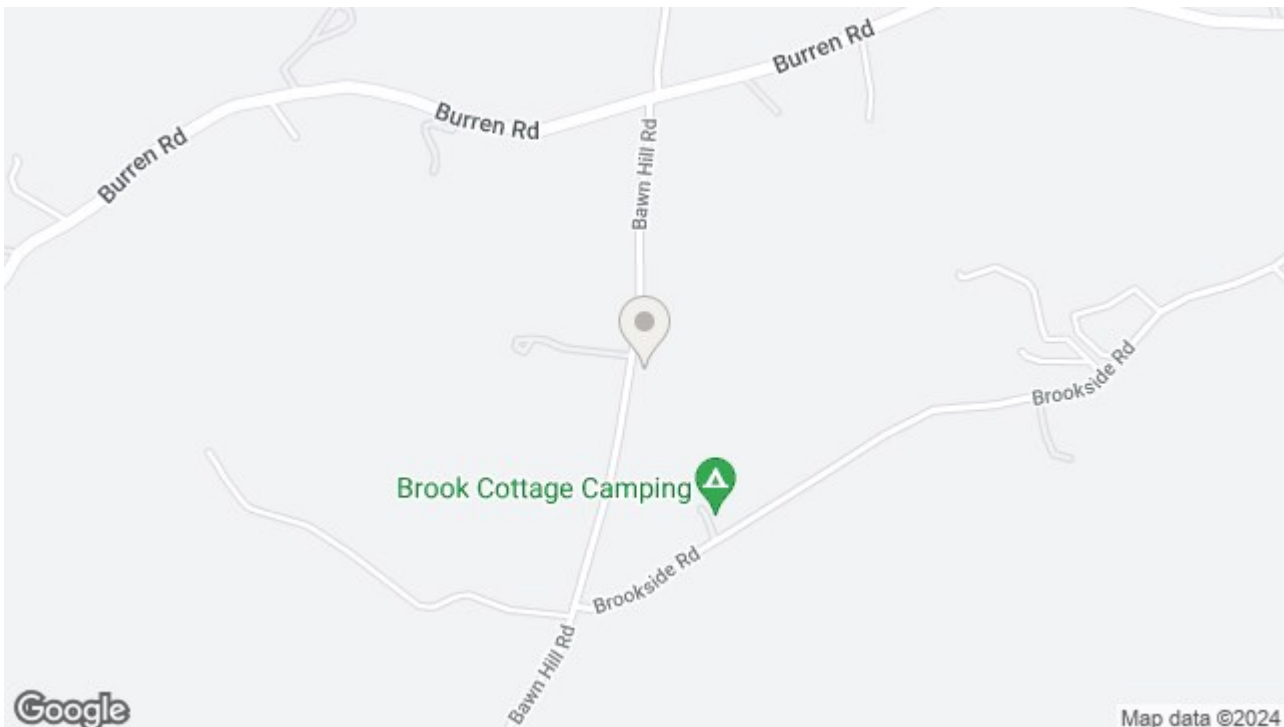




48 BAWN HILL ROAD, BURREN, BALLYNAHINCH, DOWN, BT24 8LD



ASKING PRICE £325,000

We are delighted to offer for sale this spacious luxury 4 bedroomed detached family home on the outskirts of Ballynahinch. The property has been finished to a high standard throughout and has been competitively priced to sell. The adaptable accommodation comprises sun room/ reception hall, living room, kitchen with dining area, utility room, sitting room, shower room, cloakroom and 4 bedrooms (master with en suite). Externally the property further benefits from a large double garage and with the site extending to over half an acre affording views over rolling County Down countryside and beautifully presented gardens this property is definitely worth a look.



At a glance:

- Four bedrooms
- Three reception rooms
- Double garage
- Well presented
- Master bedroom ensuite
- Large site
- Popular area
- Detached family home

Reception Hall/Sun Room

26'6" x 13'9"

Sliding patio door to large bright reception hall/ sun room with tiled floor. Vaulted ceiling and sliding patio door to rear patio.

Cloakroom

8'2" x 4'0"

Suite comprising low flush w.c and wash hand basin.

Walk in hotpress

Living Room

19'8" x 16'5"

Bright spacious living room with cornicing. Feature fireplace with multi fuel stove, brick, stone and wooden mantle. Double doors through to:

Kitchen/Dining Area

29'6" x 9'9"

A range of high and low level units including one and a half bowl stainless steel sink unit, integrated oven and 4 ring gas hob. Built in extractor fan. Recess for dishwasher and fridge freezer. Tiled splash back.

Utility Room

12'8" x 9'7"

A range of high and low level units including stainless steel sink unit and recess for washing machine and tumble dryer. Door to rear.

Sitting Room

11'3" x 10'5"

Sitting room with brick gas fireplace with wooden mantle.

Master bedroom

22'9" x 11'2"

Large master bedroom with built in robes and ensuite bathroom..

Ensuite

11'5" x 7'10"

Full suite comprising low flush w.c, pedestal wash hand basin, corner bath and shower cubicle. Tiled walls.

Bedroom two

12'3" x 8'1"

Front facing bedroom with built in robes.

Bedroom Three

12'8" x 12'3"

Front facing bedroom with built in robes.



Shower room

8'9" x 6'7"

Suite comprising low flush w.c, wash hand basin and shower cubicle. Tiled floor & walls.

Bedroom four

12'8" x 9'7"

Built in robes.

Double garage

23'5" x 21'1"

Electric roller doors. Power and light.

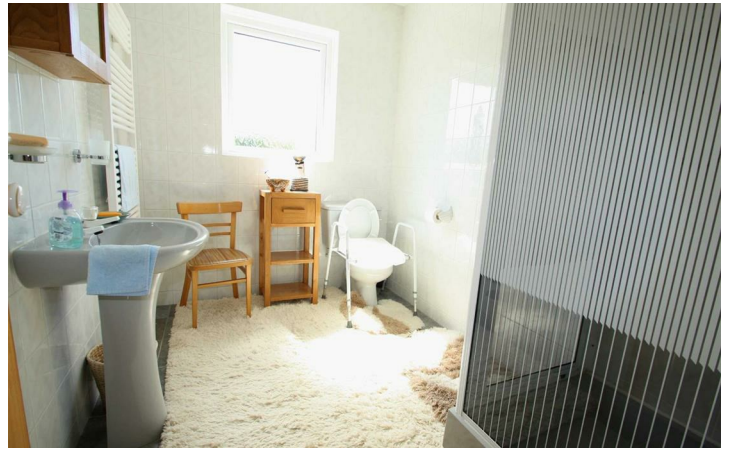
Outside

To the front is a large parking area and well presented gardens laid out in lawns. To the rear and sides are various mature plantings and flower beds beautifully presented and further gardens laid out in lawn. The property further benefits from several patio areas.

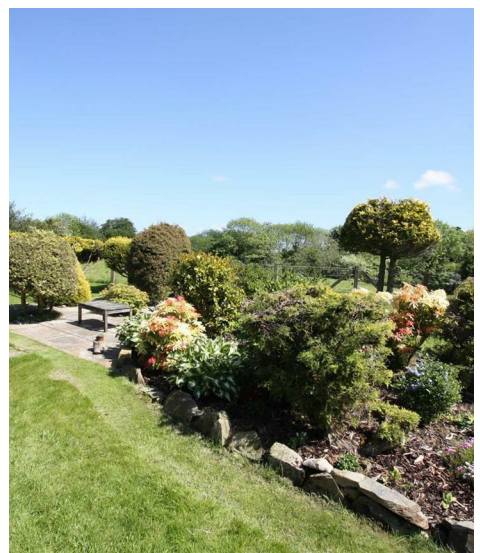




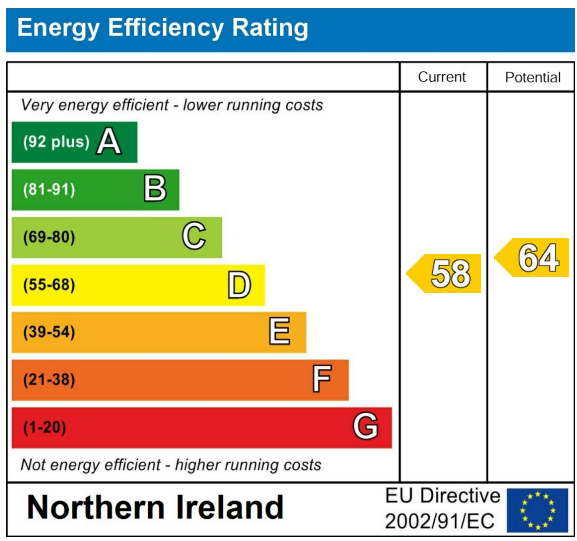












Ground Floor



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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