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Drumvale **20a MOUNTVIEW ROAD**  
Spa, Ballynahinch BT24 8JR

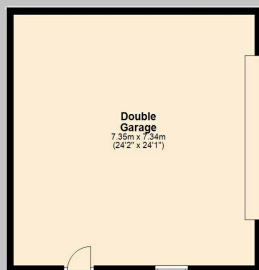
Offers Over  
**£575,000**







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Very energy efficient - lower running costs	
(92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	

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Please Note: Floorplans are for identification purposes only. Measurements are approximate and are taken using a laser measuring device.

## Description

A beautifully designed, contemporary detached bungalow extending to approximately 3,500 sq.ft. of flexible living accommodation set on circa 0.6 acres. This property benefits from energy efficient specification and will appeal to those who may require an annexe or a work space within the home. The property will offer the purchaser the perfect opportunity to create their dream interior finishes with generous PC allowance for the kitchen and sanitary ware. The crisp architectural style can easily adapt to both contemporary and traditional elegance for modern living. Set back within a stunning rural setting, at the foot of the Dromara hills, close to Montalto Estate, Spa Golf Club and Rugby club as well as convenient to good road networks for commuting to other provincial towns and cities, this is an ideal family home. Viewing a must!

- Beautifully designed, newly constructed, exclusive detached bungalow extending to approximately 3,500 sq.ft.
- Impressive interior accommodation which is flexible for alternative layouts to meet the needs of many discerning purchasers
- Four double bedrooms, master bedroom with ensuite shower room and separate walk in dressing room. Bedroom 2 with an ensuite shower room
- Spacious reception hall with a vaulted style ceiling, leading in from an attractive entrance with bespoke front door and feature stonework
- Spacious Drawing room with four windows
- Open plan live-in style kitchen with feature bay window, walk in pantry and open plan to a vaulted sun room with sliding doors to the rear gardens
- Rear hallway
- Separate utility room
- Bathroom plumbed for a free standing bath, WC, wash hand basin and a corner shower
- Cloakroom plumbed for a WC and wash hand basin
- Separate study or Bedroom 5 if required
- Generous Family room, games room or Gymnasium
- Under floor central heating with AIR source heat pump
- Provision for solar panels
- Anthracite PVC double glazed windows and exterior doors with upgraded insulated frames
- Smooth plaster exterior finish with feature stonework
- Detached, cavity insulated double garage block with electric, insulated sectional door
- Private, pillared entrance from the Mountview Road, wired for electric gates
- Spacious gardens finished in top soil with existing mature hedging
- Generous PC Sum of £20,000
- 10 year NHBC warranty

### Nominated Suppliers:

Kitchen & Utility Room: Eden House Design  
Sanitary Ware: AJ Plumbing Supplies  
Floor & Wall Tiling: Hillsborough tile and bath  
Fireplace/Stove: Fireplaces Direct



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

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