



56 CROSSGAR ROAD

Ballynahinch BT24 8XS

- Three building sites
- Additional 3.5 acres
- Circa 5 acres in total
- Full planning permission
- Detached house
- Possible further development subject to planning

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		28	50
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £350,000

56 Crossgar Road , Ballynahinch, BT24 8XS



Entrance Porch

Glazed front door leading to entrance porch with tiled flooring.

Entrance Hall

Tiled flooring and storage cupboard.

Living Room

23'5" x 13'0" (7.14 x 3.96)

Large bright living room with Stone fireplace. Bay window and corning.

Dining Room

13'0" x 10'1" (3.96 x 3.07)

Rear facing room.

Kitchen/Dining

13'7" x 12'7" (4.14 x 3.84)

Range of high and low level units.

Sun Room

9'5" x 8'2" (2.87 x 2.49)

Tiled flooring, door to rear.

Bathroom

9'6" x 5'1" (2.90 x 1.55)

White suite comprising bath with shower over, low flush wc and wash hand basin. Heated towel rail, wall tiling to splash.

Games Room

33'0" x 19'9" (10.06 x 6.02)

Double doors.

Bedroom One

12'11" x 9'2" (3.94 x 2.79)

Rear facing room.

Downstairs

Walk in hotpress.

Bedroom Two

12'8" x 9'8" (3.86 x 2.95)

Built in wardrobes (5'11" x 5'6")

Bedroom Three

9'9" x 9'5" (2.97 x 2.87)

Front facing room.

Bedroom Four

17'11" x 13'11" (5.46 x 4.24)

Rear facing room, built in wardrobes. Ensuite.

Ensuite

8'5" x 7'7" (2.57 x 2.31)

White suite comprising shower cubicle, wash hand basin, low flush wc and bidet. Tiled flooring and walls.

Bathroom

12'8" x 11'8" (3.86 x 3.56)

Suite comprising corner Jacuzzi bath, shower cubicle, wash hand basin, low flush wc and bidet. Tiled floor and walls.

Walk in Wardrobe

7'0" x 4'10" (2.13 x 1.47)

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Utility Room

8'9" x 8'7" (2.67 x 2.62)

Range of high and low level units incorporating stainless steel sink unit, plumbed for washing machine, space for tumble dryer. Door to rear.

Garage

20'1" x 16'7" (6.12 x 5.05)

Roller door, power and light.

Store

19'9" x 9'4" (6.02 x 2.84)

Outside

Gardens to the rear laid out in lawns and large parking area to the front. Large garage with store.

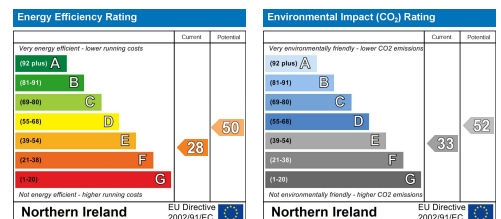


Directions



Floor Plan

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