



## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		28	50
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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)

### 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)

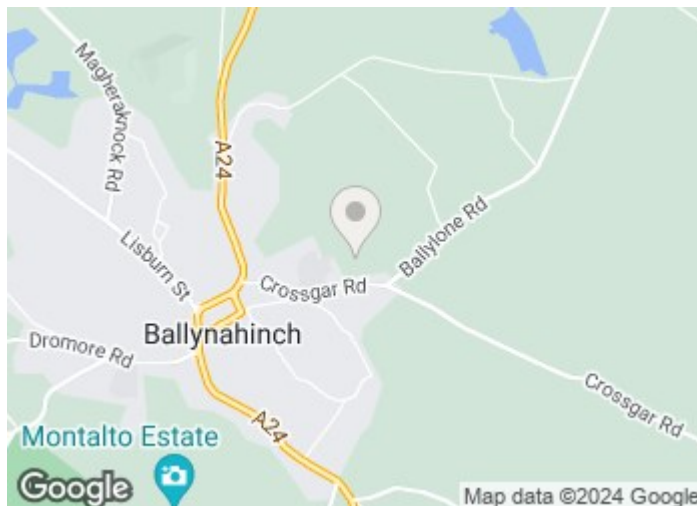
Roller door, power and light.

### 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.

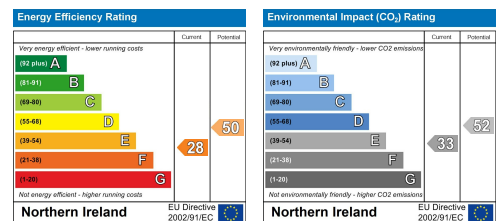


## Directions



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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