

**Tim Martin**  
.co.uk



58 Main Street  
Ballynahinch  
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Offers Around  
£325,000

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## SUMMARY

An elegant mid-victorian family residence set on an elevated position. The residence thought to be built in the mid 1800's to exceptionally high standards retains much of its original features which have been enhanced in more recent years.

Internally, the accommodation is spacious and well appointed over two floors and includes, three reception rooms, integrated kitchen, pantry, laundry room and a large rear hall/family room. Two bedrooms are en suite along with a principal bathroom at ground floor, two further bedrooms are situated on the first floor.

The property is fitted with oil fired central heating and double glazing.

A yard situated at the rear of the residence is partially enclosed with a store and fuel shed with loft over, a separate yard leads to a large garage providing good parking.

The property is within walking distance of the town of Ballynahinch, which boasts an array of boutiques, coffee shops, public library and to many well known grocery shops.

Belfast, Downpatrick and Lisburn are an easy commute from the property and public transport is within walking distance.

It is rare that a victorian residence retaining much of it original features comes to the market.

## FEATURES

- Elegant Mid Victorian Family Residence Set On An Elevated Position Retaining Many Of Its Original Features
- Four Bedrooms Including Two to Ground Floor Level En Suite
- Principal Bathroom To Ground Floor
- Integrated Kitchen, Pantry And Laundry Room
- Rear Hall / Family Room
- Garage, Store And Fuel Shed With Loft Over
- Oil Fired Central Heating And Double Glazing
- Garden To Front And Yard To Rear
- Within Walking Distance of Ballynahinch Town Centre and Local Primary & Secondary Schools
- Easy Access To Public Transport

## **Entrance Porch**

Wood laminate floor; feature 'Victorian' etched glass panelled door and side lights leading to:-

## **Reception Hall**

Corniced ceiling and matching centre ceiling rose; picture rail.

## **Drawing Room 14'9 x 12'9 excluding bay (4.50m x 3.89m excluding bay)**

Pink marble fireplace on a slate hearth; corniced ceiling and matching centre ceiling rose; picture rail; open plan to:-

## **Dining Room 14'10 x 11'10 (4.52m x 3.61m)**

## **Sitting Room 15'7 x 14'7 excluding bay (4.75m x 4.45m excluding bay)**

Glazed double doors to garden; corniced ceiling with matching centre ceiling rose; vanity unit with wash hand basin, cupboard under and illuminated mirror over; two wall lights.

## **Kitchen 16'9 x 11'9 (5.11m x 3.58m)**

Double drainer stainless steel sink unit with mixer taps; range of laminate eye and floor level cupboards and drawers; formica worktops; integrated 'Moffatt' electric oven; 4 ring ceramic hob with extractor unit over; plumbed for dishwasher; corniced ceiling.

## **Pantry 7'6 x 4'11 (2.29m x 1.50m)**

Range of eye and floor level cupboards and drawers; extractor fan.

## **Laundry Room 7'10 x 6'3 (2.39m x 1.91m)**

Plumbed for washing machine; single drainer stainless steel sink unit; PVC tiled floor.

## **Rear Hall / Family Room 18'6 x 11'10 (5.64m x 3.61m)**

Ceramic tiled floor; 12 volt spot lighting.

## **WC 5'6 x 5'2 (1.68m x 1.57m)**

White suite comprising, low flush wc; wash hand basin; hotpress with lagged copper cylinder and 'Willis' type immersion heater; ½ tiled walls.

## **Bedroom 1 (En Suite) 14'10 x 8'2 (4.52m x 2.49m)**

Corniced ceiling; picture rail; reading lights.

## **Shower Room 8'5 x 3'4 (2.57m x 1.02m)**

White suite comprising, tiled shower cubicle with 'Mira Sport' electric shower unit; sliding shower doors; pedestal wash hand basin with fitted mirror and vanity shelves over; close coupled wc; ½ tiled walls; tiled floor; extractor fan.

## **Bedroom 2 (En Suite) 11'8 x 9'10 (3.56m x 3.00m)**

Corniced ceiling.

## **Shower Room 5'3 x 2'7 (1.60m x 0.79m)**

Primrose coloured suite comprising, tiled shower with 'Redring' electric shower unit; sliding glass shower doors; pedestal wash hand basin; tiled walls; ceiling heater and light unit.

## **Principal Bathroom 7'4 x 6'1 (2.24m x 1.85m)**

White suite comprising, panel bath with chrome pillar mixer taps and telephone shower attachment; ¾ tiled walls; tiled floor.

## **First Floor**

## Landing

Built-in linen cupboard.

## Bedroom 3 15'9 x 9'4 (4.80m x 2.84m)

Two double built-in wardrobes; access to eaves storage; vanity unit with fitted wash hand basin and nest of 4 drawers under; vanity light.

## Bedroom 4 20'7 x 10'3 (6.27m x 3.12m)

Double built-in wardrobes; vanity unit with recessed wash hand basin and nest of 4 drawers under; vanity light; access to eaves storage.

## Outside

### Gardens

Garden to front laid out in lawns and flowerbeds; enclosed concrete yard to rear with vehicular access from lane; oil fired boiler.

## Store 12'2 x 8'9 (3.71m x 2.67m)

### Coal House

Loft over.

## Garage 30'0 x 25'0 (9.14m x 7.62m)

Roller door; access off lane.

## Capital / Rateable Value

£190,000. Rates Payable £1756.17 per annum (approximately)

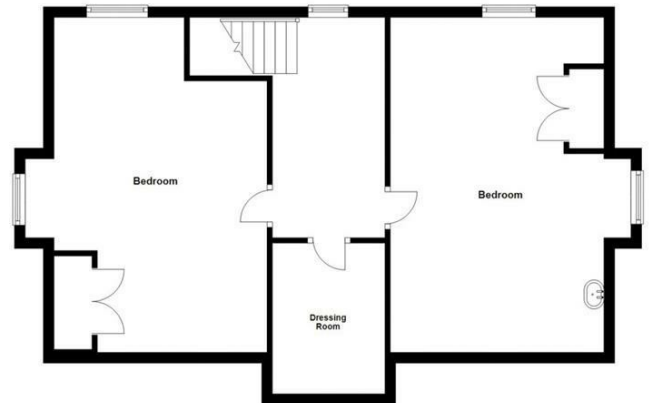
### Ground Floor

Approx. 170.1 sq. metres (1830.9 sq. feet)



### First Floor

Approx. 67.5 sq. metres (726.6 sq. feet)



Total area: approx. 237.6 sq. metres (2557.5 sq. feet)





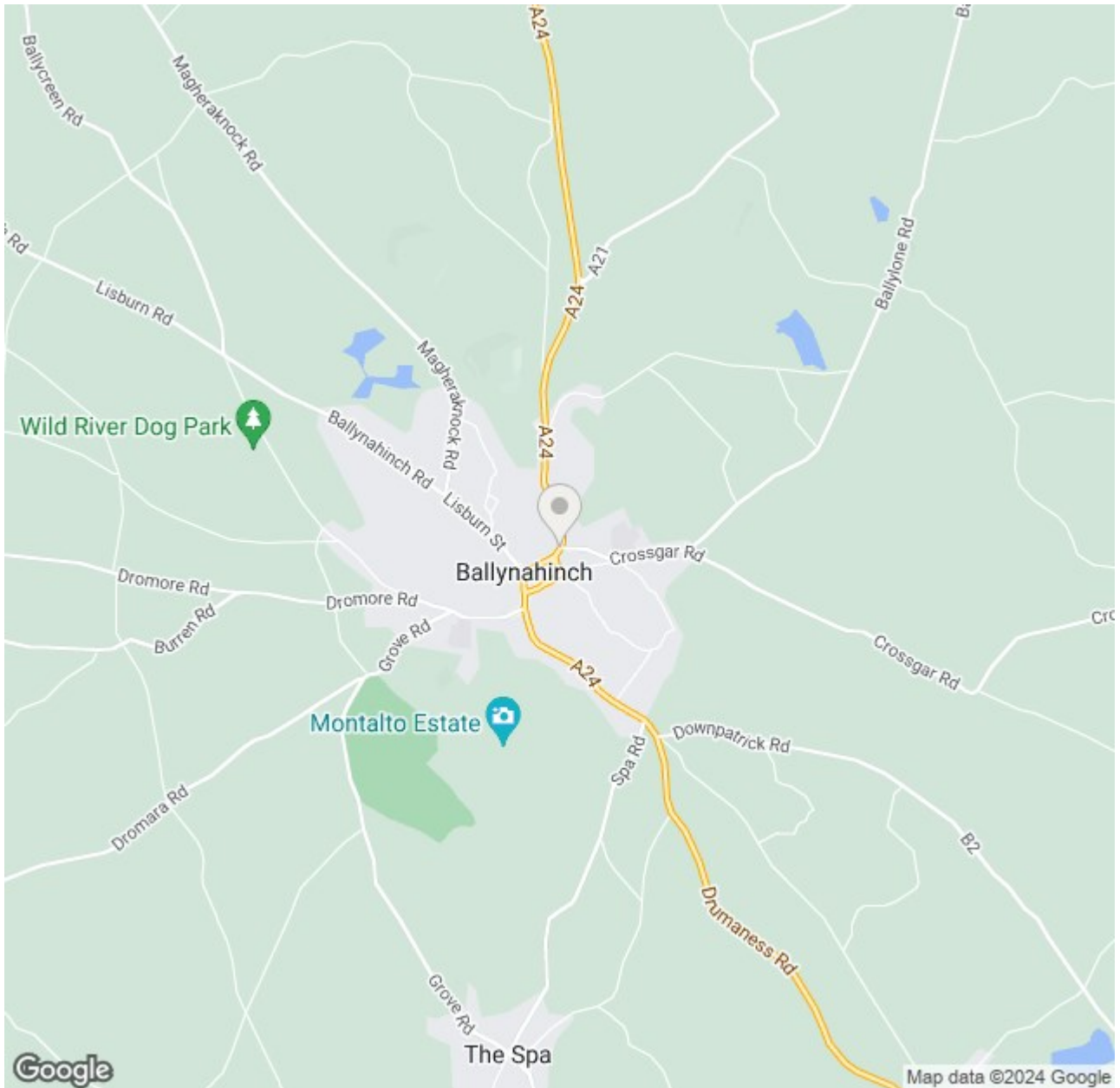












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	55
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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