



## 39 Ballyalgan Road, Crossgar, BT30 9NQ

### Offers over £425,000

SIMPLE ABODE are delighted to welcome to the market this beautifully extended detached chalet bungalow within the outskirts of Crossgar & Saintfield. Situated on a quiet countryside road, this excellent property is perfect for those looking for country living and additional living space.

The extensive internal living space comprises a modern open plan kitchen with separate utility, living room with open fire, conservatory, six bedrooms (including master with ensuite), a work from home space and plenty of built-in storage throughout. Built circa 1995, this handsome bungalow was further extended in 2021 providing additional space in the kitchen, with bi-fold doors opening out to the private garden space. The property is in immaculate condition throughout.

The exterior consists of a detached double garage, fitted with electric and plumbed with WC, as well as off street parking for multiple vehicles and spacious, private gardens. The property further benefits from oil fired central heating, double glazed windows throughout and input for generator power. Approx 25 minute commute from Belfast and within close proximity to Crossgar, Saintfield & Killinchy.

# 39 Ballyalghan Road, Crossgar, BT30 9NQ

## Offers over £425,000



- Detached Chalet Bungalow
- Six Bedrooms
- Excellent Condition Throughout
- Detached Double Garage
- Master With Ensuite
- Beautifully Designed Kitchen with Utility
- Extended In 2021
- Three Receptions
- Approx 241 sq m

### DOWNSTAIRS

#### Hallway

33'06" x 17'07" (10.21m x 5.36m)

Hotpress and built in storage

#### Living Room

16'09" x 15'02" (5.11m x 4.62m)

Open Fire. Vaulted Ceiling.

#### Conservatory

11'9" x 10'7" (3.6m x 3.25m)

#### Kitchen

26'4" x 20'0" (8.05m x 6.1m)

Beautiful kitchen with range of high/low units with painted timber doors & quartz worktops, island, stainless steel undermount sink, tiled flooring, wine cooler, NEFF dishwasher, bifold doors to rear garden

#### Utility

15'09" x 6'11" (4.80m x 2.11m)

Plumbed for hot/cold water, PVC door to rear garden. Cloakroom (2.05m x 0.6m)

#### Master Bedroom With Ensuite

13'11" x 12'08" (4.24m x 3.86m)

Built in storage, ensuite

#### Ensuite

7'4" x 5'10" (2.25m x 1.8m)

Low flush WC, pedestal wash basin and corner walk in shower

#### Bedroom Two

11'10" x 10'07" (3.61m x 3.23m)

#### Bedroom Three

11'10" x 10'11" (3.61m x 3.33m)

Built in storage in walnut

#### Family Bathroom

9'8" x 6'10" (2.95m x 2.10m)

Low flush WC, pedestal wash basin, panel bath, corner walk in power shower, tiled flooring

#### Dining Room

11'10" x 10'11" (3.61m x 3.33m)

### UPSTAIRS

#### Bedroom Four

16'01" x 9'08" (4.90m x 2.95m)

Velux windows

#### Bedroom Five

20'01" x 8'09" (6.12m x 2.67m)

Walk in wardrobe (2.05m x 1.7m)

#### Bedroom Six

16'10" x 9'04" (5.13m x 2.84m)

Work from home space with built in eaves storage. Can be used as additional bedroom.

#### Bathroom

7'6" x 6'8" (2.30m x 2.05m)

Low flush WC, pedestal wash basin, bath with overhead shower. Lino flooring. Velux window

### OUTSIDE

Enclosed gardens with mature trees & shrubbery, private outlook, off street parking for multiple vehicles, floor lights, pond

#### Double Garage

19'10" x 19'07" (6.05m x 5.97m)

Fitted with electric and plumbed, WC, input for generator, electric shutter doors

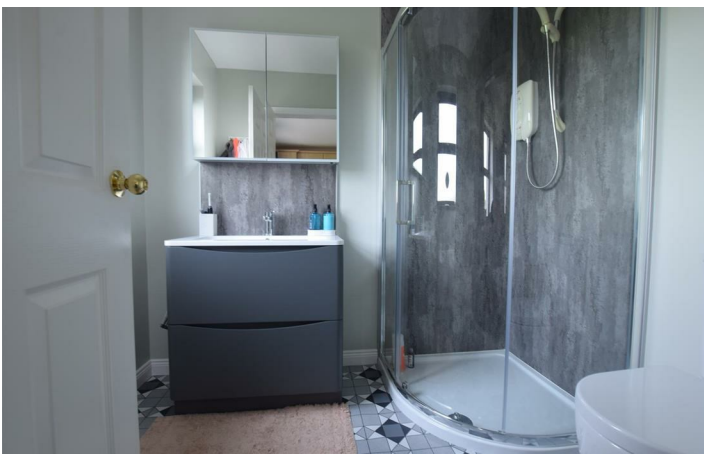


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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	64
(39-54) <b>E</b>	66
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
Northern Ireland	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
Northern Ireland	

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