

ULSTER PROPERTY SALES

UPS

BALLYNAHINCH BRANCH

2 Main Street, Ballynahinch, County
Down, BT24 8DN

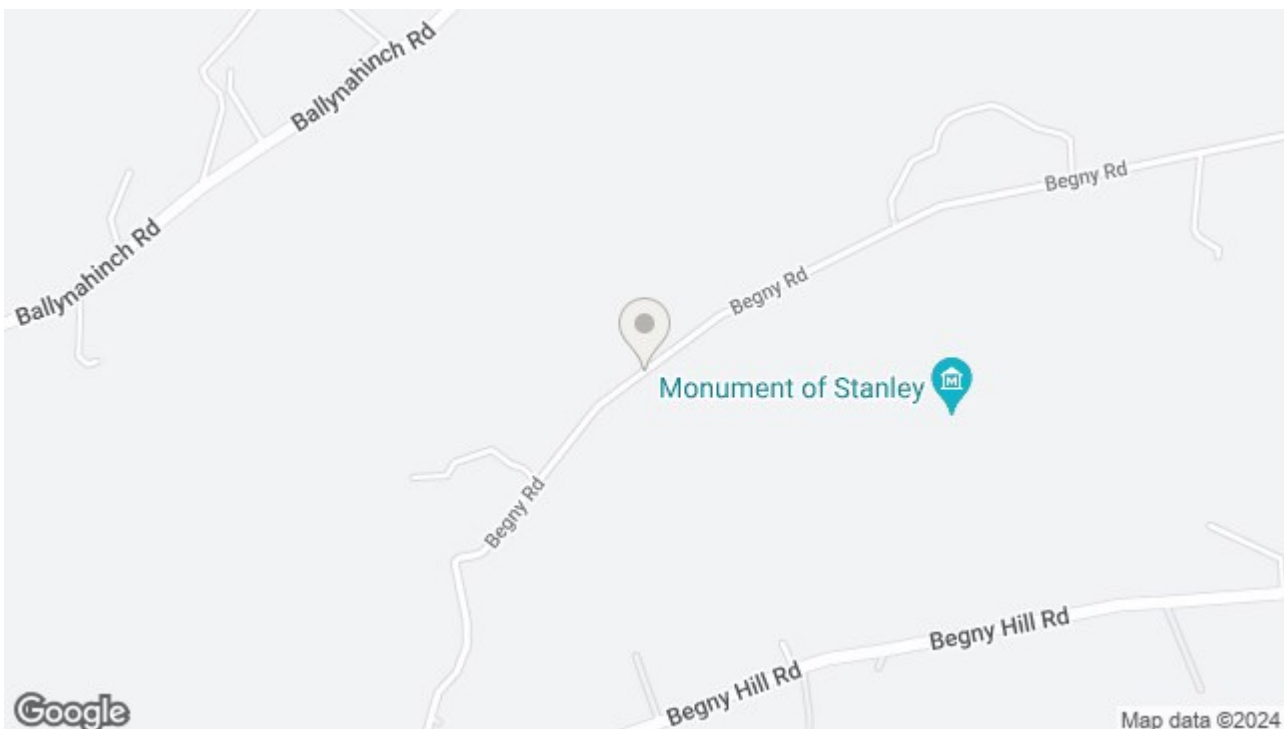
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NETWORK STRENGTH - LOCAL KNOWLEDGE



OAK LODGE, 6 BEGNY ROAD, DROMARA, BT25 2AW



OFFERS AROUND £549,950

We are delighted to offer for sale this magnificent contemporary residence situated in the countryside, just outside Dromara, 10 minutes from Ballynahinch and 30 minutes from Belfast and Lisburn. Measuring approximately 4,000sq.ft and set over two floors, Oak Lodge offers superb accommodation, generous living space with mature gardens and outbuildings.

This unique family home is built to an outstanding level of workmanship. It is accessed by Electronic Gates and Intercom which yield to a sweeping lighted driveway that provides ample secure parking and a high level of Privacy.

The spacious reception hall, with multi fuel stove and tiled floors sets the tone for the journey through this luxurious home. Outside the garage and outbuilding are ideal for someone who runs their own business or wants further accommodation for additional income. With so many possibilities from this contemporary residence early viewing is a must.



At a glance:

- Impressive detached home
- Five/ Six bedrooms
- Beautifully finished
- Large shed ideal for running a business
- Circa 4,000 sq ft
- Various reception rooms
- Detached double garage
- Private location

Features

- *Magnificent Contemporary Detached Family Home
- *Spacious and Private Nestled off the Begney Road
- *Accommodation over Two Floors circa 4,000 sq.ft
- *Various Reception Rooms
- *Five Well Proportioned Bedrooms master with Ensuite bathroom
- *Bespoke Open Plan Kitchen fitted
- *Contemporary Dining and cinema room
- *Utility Room located off Kitchen
- *Bespoke handmade features throughout
- *Underfloor Heating System Downstairs
- *Beam Vacuum System
- *Oil Fired Central Heating System
- *Zoned Intruder Security System
- *Entrance secured by electronic gate and intercom with lighting
- *Driveway providing substantial secure Parking Facilities and a high level of privacy
- *Double Garage currently used as an office but adaptable as extra living accommodation
- *Sauna and Hot Tub Room incl - Chilly Spa Tub, Hot Tub and Sauna.
- *Large outbuilding

Reception Hall

13'3" x 16'0"

UPVC front door with side panels and fan light, leading to reception hall. Tiled flooring, wood burning stove. oak staircase leading to first floor and gallery landing.

Living Room

20'0" x 16'3"

Bright and spacious living room with dual aspect windows. Granite fireplace housing stove, granite hearth. Wood flooring.

Kitchen/ Living/ Dining area

21'10" x 16'4"

Extensive range of high and low level units incorporating stainless steel bowl and a half, space for range style hob, integrated microwave oven, stainless steel extractor fan, space for American style fridge/freezer, plumbed for dishwasher, 'L' shaped island unit/dining area, tiled flooring. Door to utility room.

Utility Room

13'8" x 11'4"

Range of high and low level units incorporating single drainer stainless steel sink unit, space for tumble dryer, plumbed for washing machine. Doors to store room, and cloakroom. Door to leading to sauna and hot tub room.

Store Room

4'9" x 4'8"



WC

8'3" x 4'8"

White pedestal wash hand basin and low flush wc, half tiled walls and tiled flooring.

Dining Room

11'0" x 16'0"

Dining room tiled flooring, windows to rear. Door to cinema room.

Cinema Room

14'8" x 16'3"

Bay window, wood flooring, double doors to sun room.

Sun Room

Sunroom with views over surrounding countryside. Wood flooring, double doors to decked patio area.

Sauna and Hot Tub Room

Two windows to side, window to rear, double door. Sauna, Chilly Spa Tub and Hot Tub.

Galleried Landing

6'6" x 3'1"

Open plan.

Hotpress

2'11" x 2'11"

Master Bedroom

15'7" x 16'7"

Front facing room, wood flooring, door to ensuite.

En-suite

3'10" x 10'4"

White suite comprising built in shower, wash hand basin with built in vanity unit, low flush wc, fully tiled walls and tiled flooring.

Walk-in Wardrobe

3'10" x 5'7"

Bedroom 2

14'8" x 16'3"

Rear facing room, wood flooring.

Bedroom 3

11'0" x 16'9"

Rear facing room, wood flooring.

Bedroom 4

11'0" x 12'7"

Front facing room, wood flooring. Two skylight windows.

Bathroom

9'4" x 12'3"

White suite comprising panelled bath, low flush wc, large corner shower, dual basin vanity unit, stainless steel heated towel rail, fully tiled walls, tiled flooring.

Gym/ Bedroom 5

13'8" x 8'9"

Currently used as gym, wood flooring.

Office/ Bedroom 6

10'7" x 7'6"

Office space, wood flooring.

Garage

Detached garage with roller shutter door. Pedestrian door. Power and light. Office with shower room off. Could be converted into extra accommodation subject to planning.

Office

12'1" x 18'7"

Window to side, window to front, door to:

Shower Room

12'1" x 4'1"

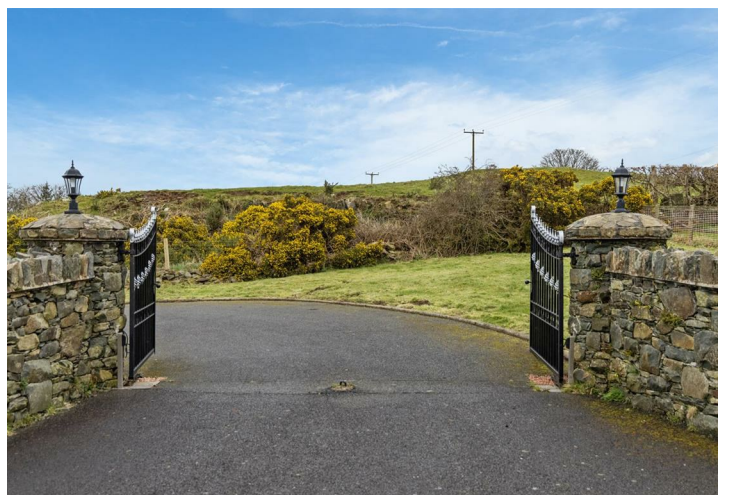
White suite incorporating shower unit, wash hand basin and low flush wc.

Outbuilding

Two roller doors. Ideal for those who want to run a business from home or in the car trade. Including two professional car ramps.

Outside

The property is approached by a electric gated tarmac driveway with remote lights down the drive. Ample parking to the front and side with a good sized garden to the rear along with decked areas. Beautiful countryside views



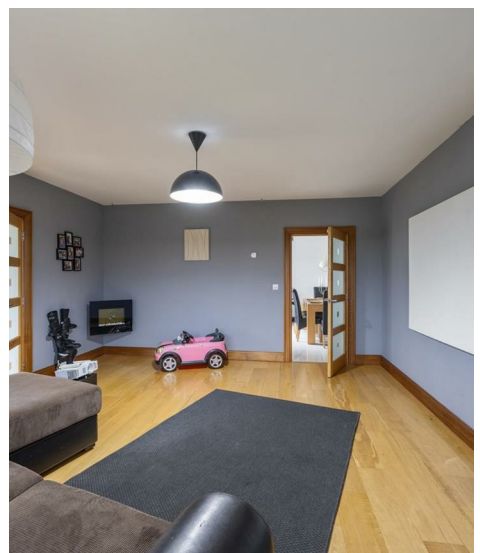
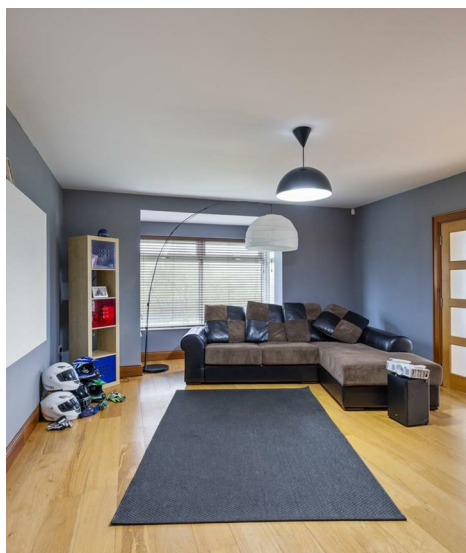




HOUSE RULES
LOVE EACH OTHER
HOLD YOUR HEAD HIGH
LAUGH A LOT
PICK UP AFTER YOURSELF
ASK EVERYTHING SINCE
SAY PLEASE & THANK YOU
NEVER GIVE UP
DON'T PLAY BALL IN THE HOUSE
ALWAYS TELL THE TRUTH
CHEW, SHALLOW, SPEAK
TRUST IN YOURSELF
NO WHINING
BE RESPECTFUL
KEEP YOUR PROMISES
POSITIVE EVEN WHEN IT'S HARD
DO WHAT YOU LOVE
DON'T NEED TO SLEEP 8 HOURS



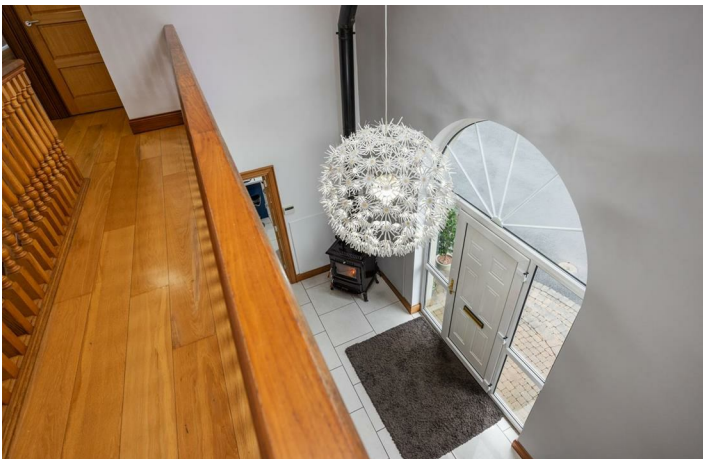








Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	





Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

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CAUSEWAY COAST
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CAVEHILL
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FORETSIDE
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GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

RENTAL DIVISION
028 9070 1000

PRS Property Redress Scheme

OFT Approved code

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