

81 Ballyvally Road, Mayobridge, BT34 2RY



Asking Price £585,000

Welcoming new to the market!

This Family Home has it all! Constructed in 2004 this is a perfect home for a growing or established family, immaculately decorated internally situated on a private generous site extending to approximately 0.5 acres. With no less than two reception rooms and 4 well-proportioned bedrooms all of which have ensuite shower rooms in which every member of the family should be more than catered for. The generous and flexible accommodation is likely to be utilised in many different ways throughout your years of happy ownership. The property has been cleverly designed to maximise the surrounding countryside views.

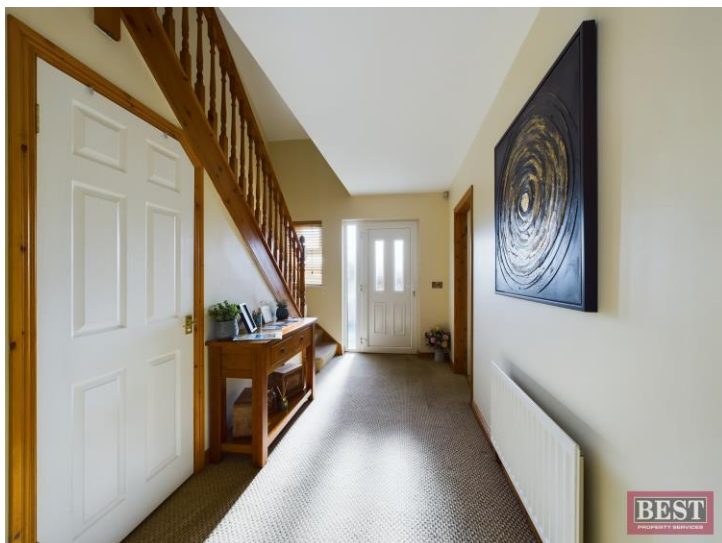
Internally on the ground floor there is a welcoming inner Hall with the Lounge located to the left-hand side and has a feature fireplace with open fire, double doors lead to the wraparound sunroom/dining area. The kitchen cum dining area is located to the rear and has a range of upper and lower-level units with integrated appliances and wood burning stove. The dining area is also accessible via double doors from the kitchen. Adjacent to the kitchen there is a useful utility room along with an additional utility space which would be an ideal games room/home office. On this level there is also a double bedroom with a fully tiled ensuite bathroom and walk in hotpress.

First Floor Accommodation comprises of a gallery area where you can enjoy views over the surrounding countryside. There are 3 double bedrooms all with ensuite shower rooms - one of which benefits from a dressing room. There is also an office/storeroom on this level.

Externally to the front, side and rear side the gardens are laid in lawns with mature hedging and tarmac driveway To the rear there is a beautiful paved patio area with sauna, pizza oven to relax and enjoy.

Early viewing is highly recommended.

- Ground Floor Accommodation: Entrance Hall, Cloakroom, Walk in Hotpress, Lounge leading to side and rear view wrap around Sunroom, Dining Room, Kitchen/Dining Area, Utility Room, Separate W.C., Games Room currently in use as a Utility Room, Bedroom 1, Family Bathroom.
- First Floor Accommodation: Gallery with beautiful views over the surrounding countryside, Three Bedrooms (all with Ensuite Bathrooms) one of which also has a Dressing Room/Nursery, Office/Study
- Gardens extend to approximately 0.5 acres. Paved patio to the rear with authentic brick work Pizza Oven and barbecue area with sauna - ideal for outdoor living!
- Oil Fired Central Heating. PVC Double Glazing
- Tarmac Driveway.





Floorplan



Floor 1



Floor 2

Approximate total area

3353.09 ft²

Reduced headroom

209.24 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 C | 72 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Viewing:

By appointment only

Opening Hours

Monday -Thursday 9-5:30

Friday 9-5

Saturday: By appointment only

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

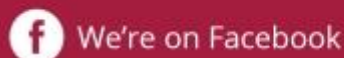
We reserve the right to conclude the sale of this property via the "Best and Final Offers" process. For more information please speak to an agent.

REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for



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