

**COUNTRY HOUSE AND
4 ACRES OF LAND**



**14 GLASSDRUMMAN ROAD,
BALLYNAHINCH, CO. DOWN, BT24 8UX**

- A Most Attractive Detached Country House Occupying A Delightful Rural Setting With Additional Agricultural Lands Extending To Approximately 4 Acres
- Well Stocked And Mature Gardens Extending To Approximately 0.4 Acre
- Spacious Drawing Room With Adjoining Study With Mezzanine Floor
- Family Living Room With Multi Fuel Stove And Patio Doors
- Kitchen/Dinette And Utility Room
- Three Spacious Bedrooms
- Bathroom And Small Shower Room

PRICE: OFFERS IN THE REGION OF £295,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING F37

REF:DLI60424HG

- Small Garage Plus Workshop/Store And Open Store/Carport
- Oil Fired Central Heating System And Partial PVC Double Glazing
- An excellent opportunity to acquire an attractive country house with additional lands ideal for equestrian or similar interests. The property is located on the Belfast side of Ballynahinch making it convenient to local shops and schools and commuting to many locations, early viewing is highly recommended.

ACCOMMODATION:

Measurements are approximate

ENTRANCE HALL:

CLOAKROOM WITH LOW FLUSH SUITE:

Low flush wc. Wash hand basin.

DRAWING ROOM: 5.92m (19'5") x 3.95m (13'0")

Recessed spotlights.

STUDY: 3.35m (11'0") x 2.03m (6'8")

Measurement to include fixed steps to mezzanine floor. Built in book shelves. Mezzanine floor above.

LIVING ROOM: 4.90m (16'1") x 3.90m (12'10")

Multi fuel stove linked to hot water system. PVC double glazed patio door leading to rear patio area. Storage under stairs with light.

KITCHEN/ DINETTE: 4.30m (14'1") x 3.59m (11'9")

Built in units. Granite effect worktops. Circular stainless steel sink unit with mixer tap. Part tiled walls. Tiled floor.

UTILITY ROOM: 3.30m (10'10") x 2.36m (7'9")

Range of high and low level units. Granite effect worktops. Part tiled walls. Tiled floor. Plumbed for washing machine. PVC double glazed back door.



FIRST FLOOR

BEDROOM (1): 4.48m (14'8") x 3.55m (11'8")

Measurements to include built in robes.

BEDROOM (2): 3.97m (13'0") x 3.08m (10'1")

BEDROOM (3): 3.96m (13'0") x 3.03m (9'11")

BATHROOM:

Panelled bath. Mira electric shower. Wash hand basin. Close couple low flush wc. Large hotpress. Pined floor.

SEPARATE SHOWER ROOM:

Tiled shower cubicle with Aqualisa thermostatic shower. Tiled walls. Tiled floor.

OUTSIDE

Spacious and mature gardens with an extensive variety of trees and shrubs. Various patios and outside seating areas. 2 small paddocks extending to approximately 4 acres. Tarmac driveway. Gravel parking area.

SMALL GARAGE/STORE: 5.00m (16'5") x 2.58m (8'6")

Light and power.

STORAGE/WORKSHOP: 5.00m (16'5") x 3.30m (10'10")

Light and power.

OPEN STORE/CARPORT: 5.00m (16'5") x 3.80m (12'6")

Light.

TENURE:

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2023 to March 2024 £1,943.60

DIRECTIONS:

From Ballynahinch turn into Old Belfast Road and then left into Glasdrumman Road, number 14 is on the left.

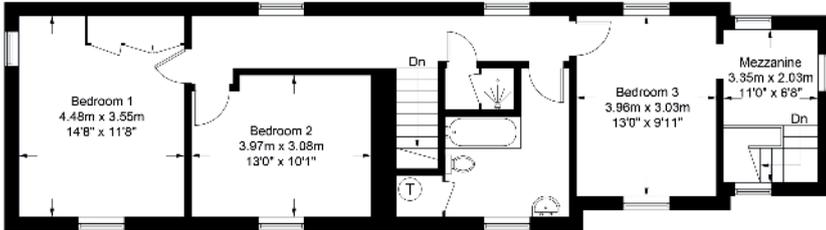
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



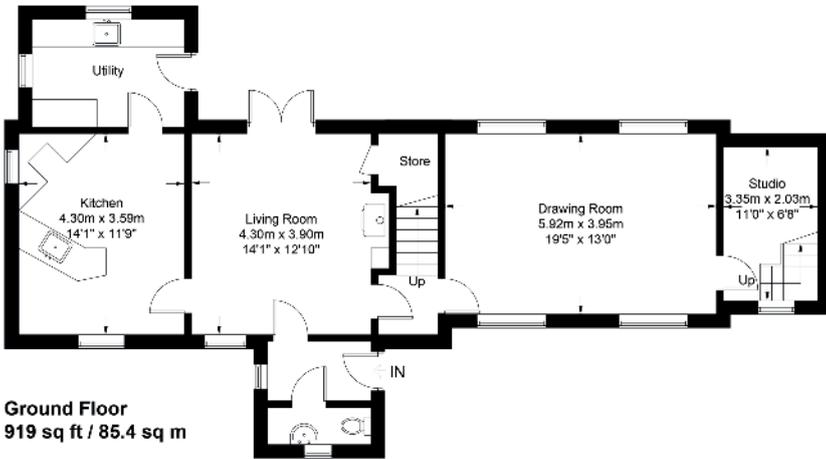
14 Glassdrumman Road

Approximate Gross Internal Area = 158 sq m / 1700 sq ft
 Outbuilding = 32.2 sq m / 347 sq ft
 Total = 190.2 sq m / 2047 sq ft
 (Excluding Open Space Carport)

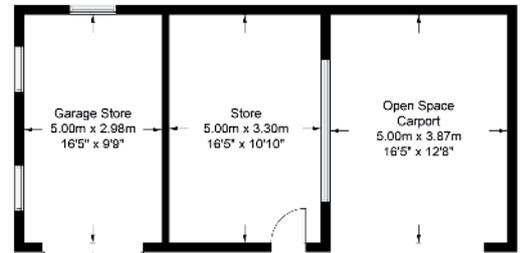
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	43 E
1-20	G		



First Floor
781 sq ft / 72.6 sq m

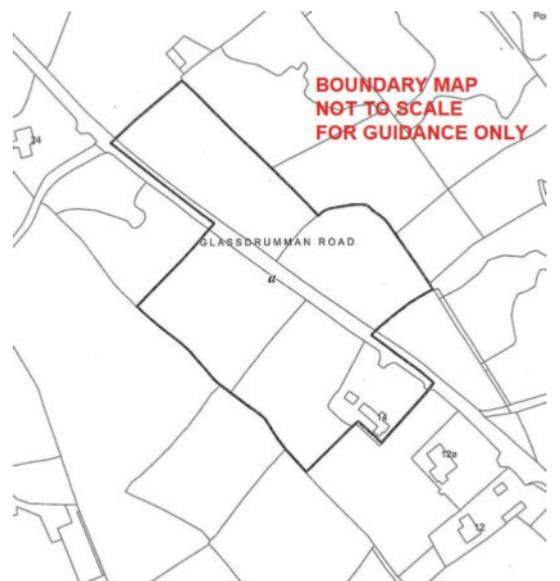


Ground Floor
919 sq ft / 85.4 sq m



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1070128)



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