

Tim Martin
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279 Ballynahinch Road
Annahilt
Hillsborough
BT26 6BP

Offers Around
£379,950

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SUMMARY

An excellent opportunity to acquire this contemporary family home (currently under construction), set just off the Ballynahinch Road, in this pleasing semi rural location, yet within walking distance of Annahilt village and public transport and a short drive to Royal Hillsborough, Lisburn and Ballynahinch.

This superb family home, extending to approximately 1935 sqft or thereabouts, has been designed perfectly to reflect the needs of the growing and established families, with its spacious layout both on the ground and first floor, combined with its attention to detail and high specification finishes throughout.

Set on the outskirts of Annahilt village, the local primary school, convenience store and play park are all within walking distance. Royal Hillsborough is approximately 4 miles away boasting local boutiques, coffee shops, restaurants and the ever popular Hillsborough Park, where all the family can enjoy beautiful lake walks. Ballynahinch village is also close by as too is Lisburn city centre, whilst access to an excellent road network allows for ease of access to a range of top grammar schools in the surrounding and Greater Belfast area.

This is undoubtedly an enviable location for families wanting to enjoy all that semi rural life has to offer, with convenience in mind.

FEATURES

- Contemporary Family Home (Currently Under Construction) Extending To Approximately 1935 Sqft
- Exceptional Turnkey Finish
- Four Bedrooms Including Principal Bedroom With Ensuite Shower Room
- Two Reception Rooms
- Utility Room And Downstairs WC
- Family Bathroom
- Oil Fired Central Heating, uPVC Double Glazing And Solar Panels Fitted
- Tarmac Driveway And Paved Patio Area To The Rear
- Within Walking Distance Of Anahilt Village, Local Primary School And Public Transport
- Hillsborough (4 Miles) Ballynahinch (5 Miles) Lisburn (6 Miles)

Entrance Hall

WC

Modern white suite to be fitted.

Living Room

16'0" x 12'7" (4.9 x 3.85)

Inglenook style fireplace with wood burning stove.

Living Area

16'4" x 11'1" (5.0 x 3.4)

Kitchen / Dining Area

29'0" x 9'10" (8.85 x 3.0)

Contemporary fitted kitchen to be fitted with an excellent range of integrated appliances

Sun Porch

9'6" x 5'10" (2.9 x 1.8)

Utility Room

9'10" x 6'2" (3.0 x 1.9)

First Floor / Landing

Access to roofspace (via slingsby type ladder)

Study Area

Principal Bedroom

12'7" x 11'9" (3.85 x 3.6)

Built in Wardrobe

En Suite Shower Room

Modern white suite to be fitted

Bedroom 2

11'9" x 11'1" (3.6 x 3.4)

Built in wardrobe

Bedroom 3

12'7" x 9'10" (3.85 x 3.0)

Bedroom 4

11'5" x 11'1" (3.5 x 3.4)

Built in wardrobe

Bathroom

11'1" x 6'6" (3.4 x 2.0)

Modern white suite to be fitted.

Internal Features

Heating

Oil fired central heating with energy efficient boiler / 10 solar panels fitted (linked to electric only).

Doors

Oak effect internal doors

Skirting / Architraves

White wood skirting and architraves throughout.

Paintwork

Walls and ceilings will be finished with generic emulsion.

Detectors

Mains smoke and carbon monoxide sensors will be fitted.

Electrical

A comprehensive range of electrical sockets, switches, TV and telephone points will be installed.

Phone

Pre wired for broadband and wifi.

Kitchen

Choice of doors and colours from Brookvale Kitchens.

Sanity Ware

Supplied by AJ plumbing.

Flooring

Tiled (supplied by DB tiles) and carpet (where appropriate).

Fireplace

Multi fuel stove supplied by AJ plumbing.

External Features**External**

Wall cement render.

Roof

Tiled.

Windows

Double glazed windows in black PVC frames.

External

Doors uPVC.

Rain Goods

UPVC gutters and downspouts.

Driveway

Tarmac to front of the property.

Gardens

Rear gardens laid out in lawn with paved patio area.

Lighting

Front and rear external lighting.

Water

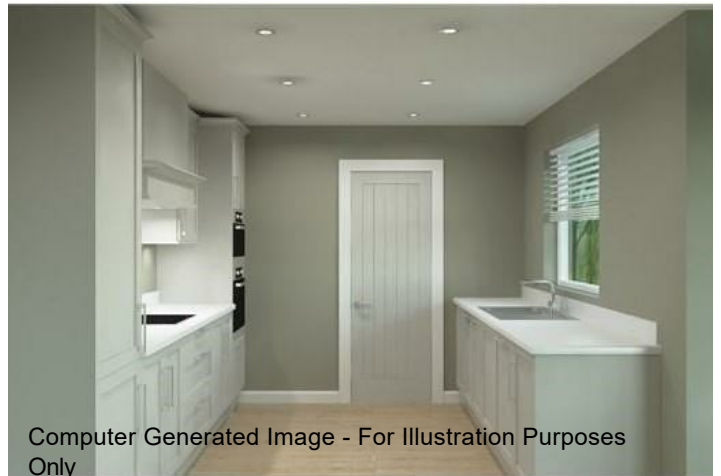
Outside water tap.

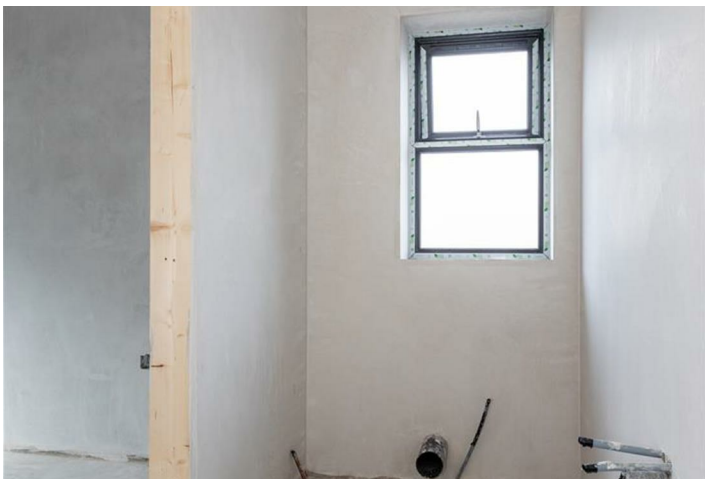
Fencing

Vertical board fencing as appropriate.

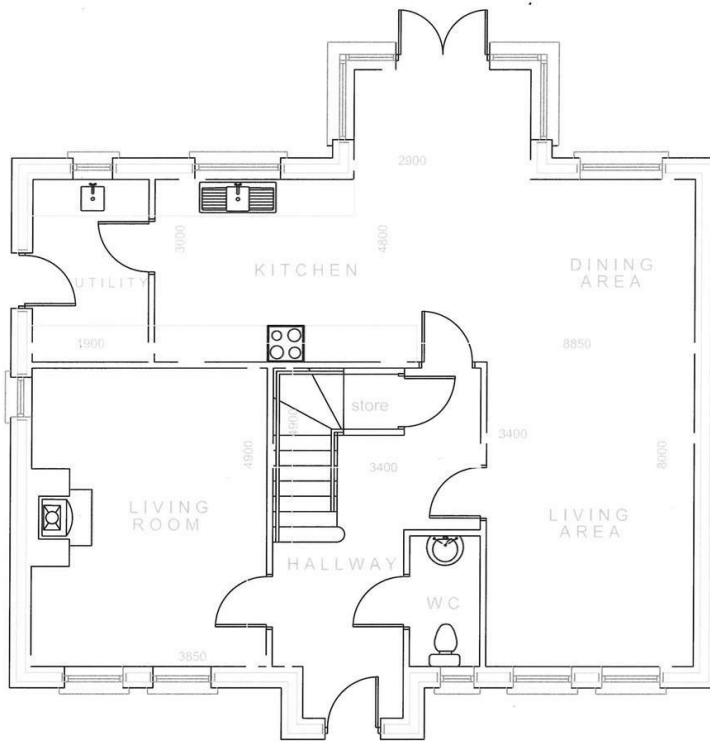
Warranty

6 year warranty - Architects certificate.

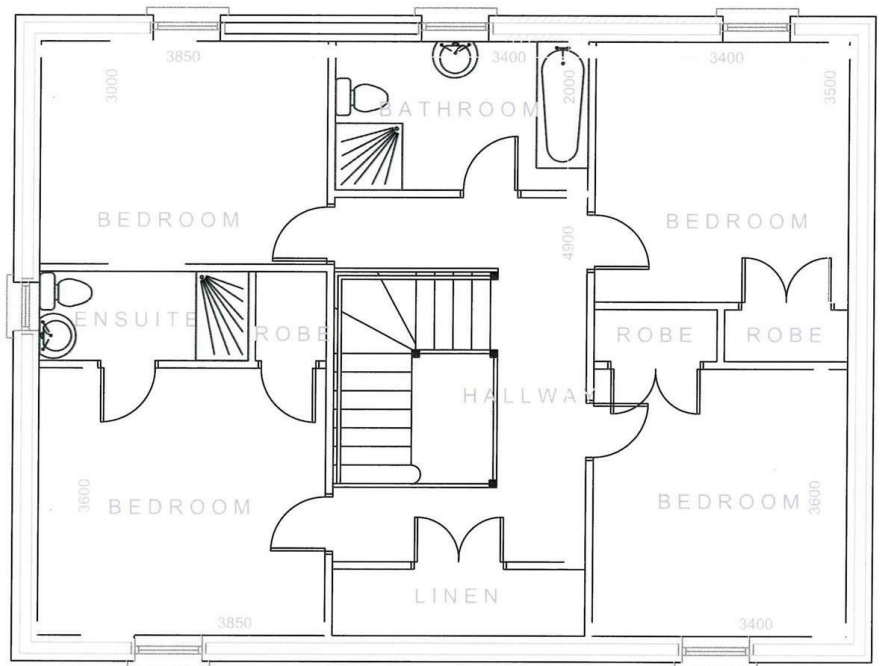








proposed GROUND FLOOR PLAN



proposed FIRST FLOOR PLAN



| 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 | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |

Comber
 27 Castle Street, Comber, BT23 5DY
 T 028 91 8789596

Saintfield
 1B Main Street, Saintfield, BT24 7AA
 T 028 97 568300

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