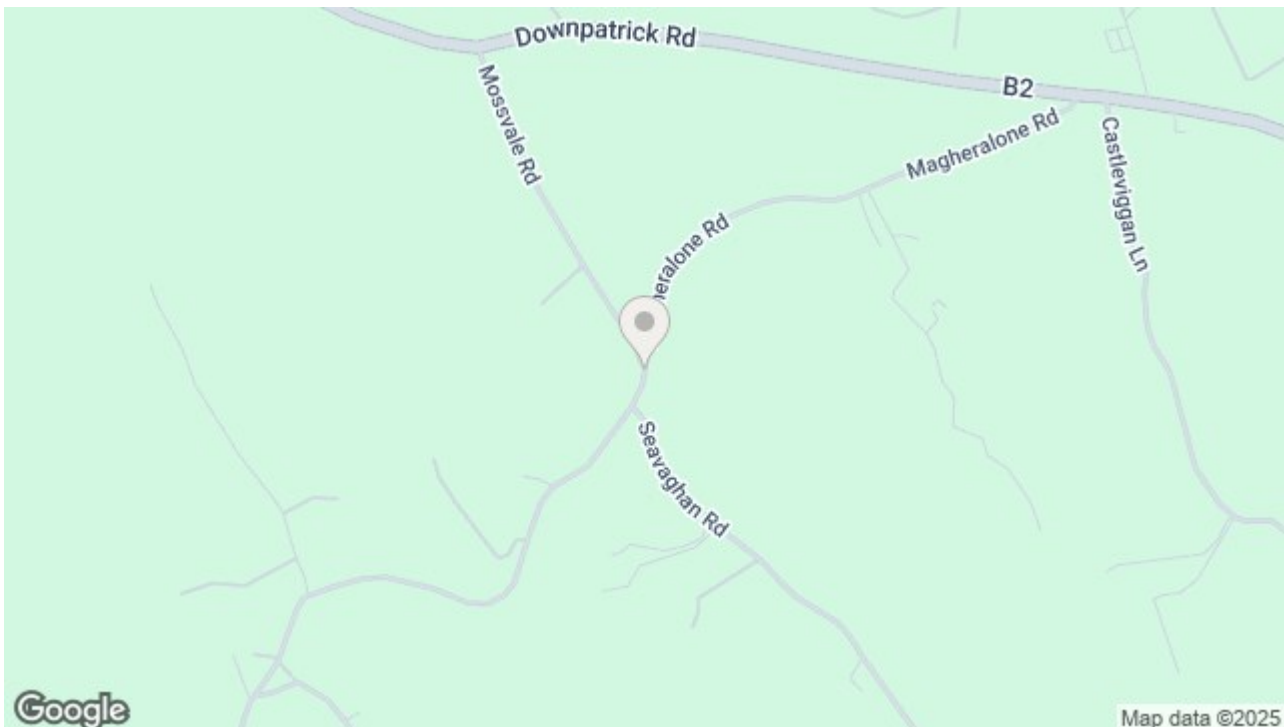




4 MOSSVALE ROAD, BALLYNAHINCH, BT24 8SR



OFFERS AROUND £399,950

We are pleased to offer for sale this substantial bungalow extending to approximately 2,400 sq feet with the added bonus of circa 2 acres of land. The fantastic family home is located on the Mossvale Road just outside Ballynahinch with rural views and very little passing traffic.

The property comprises spacious reception hall, living room, kitchen with living and dining area, utility room with w.c, sunroom, another w.c, study, four bedrooms, master bedroom with ensuite and dressing room and a family bathroom.

Outside the property further benefits from a detached shed with power and light, ample off street and circa 2 acres of ground surrounding the property.

Family homes of this size and scope are hard to come by, along with the extra ground this is sure to appeal to many, so early viewing is advised.



At a glance:

- Detached bungalow
- Four bedrooms
- Living room
- Sunroom
- Utility room
- Circa 2 acres
- Master bedroom ensuite
- Kitchen/ dining/ living room
- Shed
- Well presented

Porch

4'1" x 6'5"

Composite front door, with glazed side panels, fan light leading to entrance hall.

Entrance Hall

Bright and spacious entrance hall, with pine vaulted ceilings and solid wood flooring.

Living Room

13'9" x 17'7"

Feature marble fireplace with tiled hearth and wood surround, solid wood flooring.

Sun Room

Bright and spacious sunroom to rear, vaulted pine ceilings, wood panelled flooring.

Kitchen/ Living/ Dining area

26'1" x 17'7"

Open plan living, dining and kitchen area. Vaulted pine ceilings, wood flooring. Brick built feature fireplace housing stove.

Range of high and low level units incorporating island unit with stainless steel sink, integrated dishwasher, storage cupboard and drawers, space for range style gas cooker, tiled splashback, stainless steel extractor fan.

Pantry

7'2" x 4'11"

Walk in pantry with open shelving, space for fridge/freezer. access to roofspace.

Utility Room

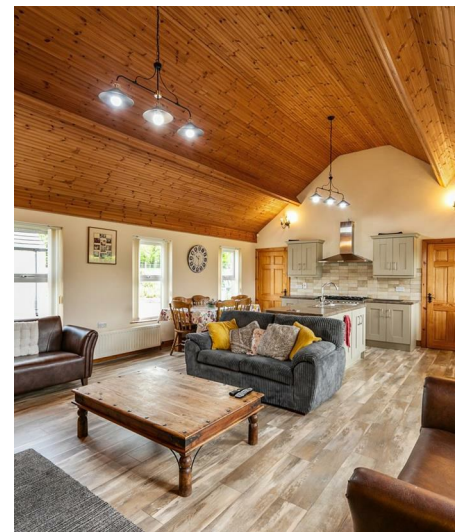
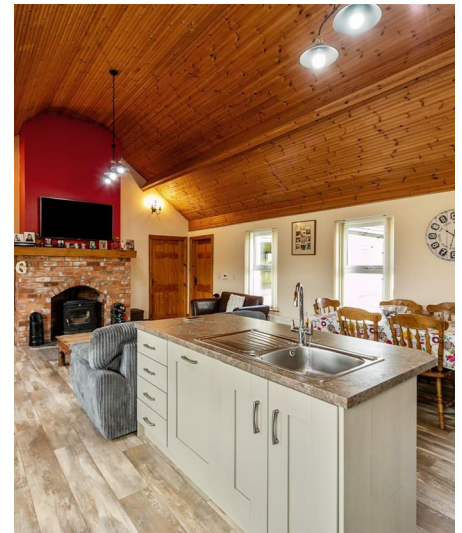
7'2" x 9'6"

Range of high and low level units, stainless steel sink unit, plumbed for washing machine, space for tumble dryer.

WC

7'2" x 2'6"

low flush wc and pedestal wash hand basin.



Study

9'3" x 8'6"

Front facing.

Access floored roofspace.

Hallway

4'3" x 27'6"

Hotpress

2'0" x 4'7"

Cloakroom/ W.C

4'0" x 8'6"

White suite comprising low flush wc, wash hand basin with vanity unit.

Bedroom 1

13'6" x 10'0"

Front facing room.

Bedroom 2

10'0" x 17'8"

Front facing room

Walk-in Wardrobe

7'6" x 4'2"

En-suite

4'5" x 9'1"

White suite comprising low flush wc, wash hand basin, heated towel rail, tiled flooring, panelled walls and pvc tongue and groove ceiling.

Bathroom

White suite comprising low flush wc, pedestal wash hand basin, panelled bath, separate shower, heated towel rail. panelled walls and pvc tongue and groove ceiling, tiled flooring.

Bedroom 3

13'3" x 9'1"

Rear facing room.

Bedroom 4

9'6" x 8'7"

Rear facing room.

Shed

Power and light.

Outside

The property is approached by a stone driveway with ample off street parking. The property is surrounded by approximately 2 acres of land, perfect for someone with equestrian interests.

















Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	55
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

Ground Floor





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.

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