



2 MAGHERAKNOCK PARK, BALLYNAHINCH, DOWN, BT24 8FG



OFFERS OVER £325,000

We are delighted to offer for sale this fantastic luxury detached home in Magheraknock Park in Ballynahinch. A spacious hallway with porcelain tiles sets the tone for whats to follow, which is a luxurious and airy interior with great attention to detail and unique design throughout. Deceptively spacious throughout, this immaculate interior has a superb mix of stylish features comprises reception hallway, cloakroom, living room, dining room, sun room, luxury kitchen with dining area, family bathroom, shower room, large office and a possible six bedrooms, master of which has en suite facilities. Outside the property further benefits from an enclosed garden, ample parking and a detached garage suitable for a variety of uses. With so much to offer in this fantastic family home, early viewing is recommended.

Features include

*Underfloor heating downstairs and radiators

*High pressure water system

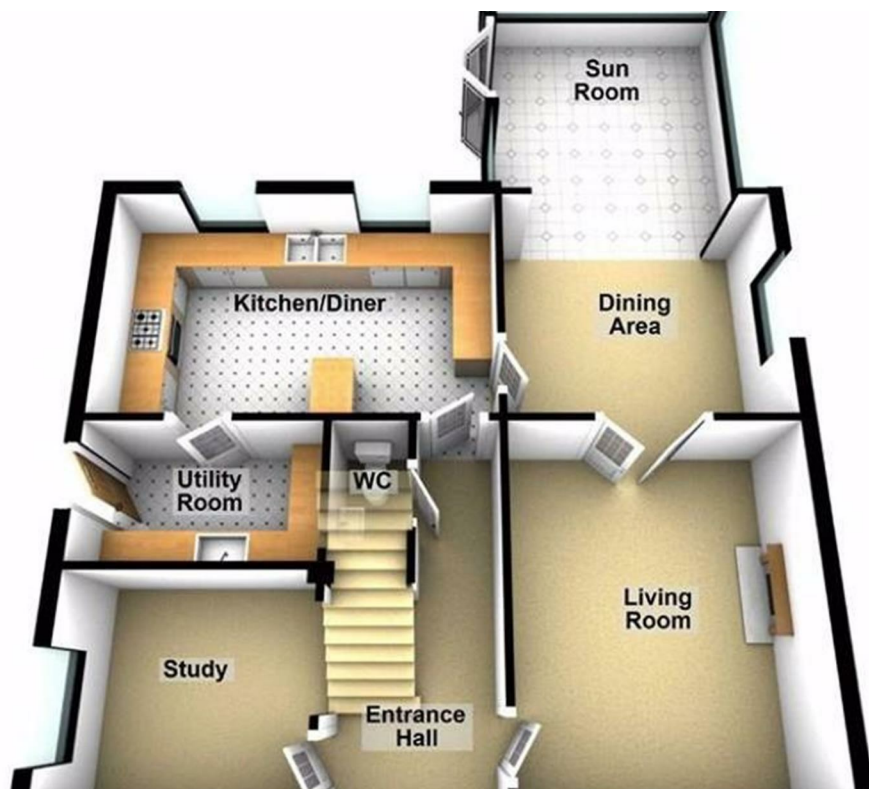
* Outside lights

*Upvc double glazed windows

*Finished with oak architraves, skirting and doors.

*High specification floor, wall and roof insulation.

*Excellent electrical layout, generous supply of power points, LED lighting T.v points and Telephone points.



At a glance:

- Possible six bedrooms
- Three reception rooms.
- Shower room
- Detached garage
- Detached family home
- Master bedroom ensuite
- Luxury fitted kitchen
- Bathroom
- High quality finish throughout

Entrance Hall

PVC glazed front door with glazed side panels leading to entrance hall with porcelain floor tiles and under stair storage cupboard.

Cloakroom

White suite comprising low flush wc and wash hand basin. Porcelain tiled floor and wall tiling.

Office

9'2" x 9'1"

Large office with built in storage units and solid wood flooring.

Living Room

15'0" x 11'7"

Feature sandstone fireplace with granite inset and hearth. French doors leading to:

Dining Room

10'6" x 9'0"

Tiled flooring. Leads to sunroom:

Sunroom

12'10" x 11'1"

Tiled flooring. Double patio doors leading to garden area.

Kitchen/Dining

18'8" x 10'6"

Range of high and low level solid wood painted units with granite worktops incorporating integrated plate rack, fridge/freezer and dishwasher, stainless steel sink unit and a half, recess for a range cooker, integrated extractor fan, glazed display cabinets and porcelain floor tiling.

Utility Room

9'2" x 5'5"

Range of high and low level units with granite worktops, Belfast sink, plumbed for washing machine and space for tumble dryer. Porcelain tiled flooring. Door to side.

First floor

Landing area with hotpress.

Bedroom one

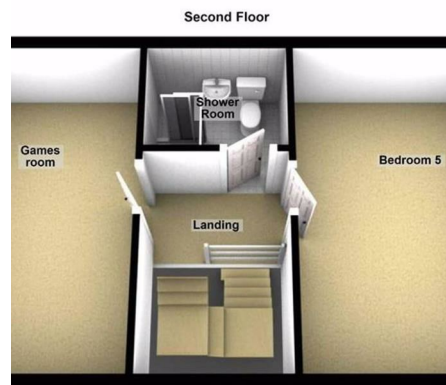
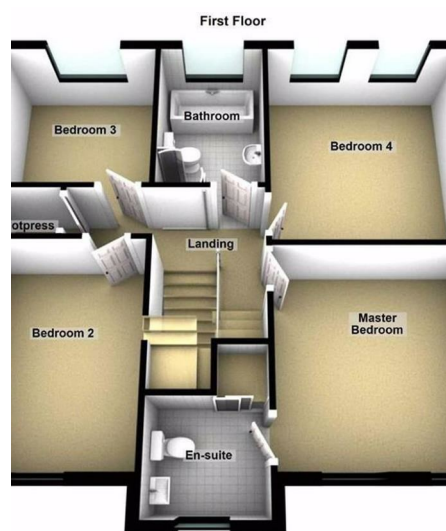
13'4" x 9'3"

Front facing bedroom.

Bedroom two

9'3" x 8'5"

Rear facing bedroom.



Bathroom

8'4" x 6'4"

White suite comprising low flush w.c, wash hand basin, stand alone bath and shower cubicle. Fully tiled flooring and walls.

Bedroom three

13'1" x 11'7"

Master bedroom

13'1" x 11'7"

Front facing bedroom with ensuite.

Ensuite

7'1" x 6'4"

White suite comprising low flush w.c, wash hand basin and shower cubicle. Tiled floor and walls. Heated towel rail.

Second floor

Bedroom five

14'6" x 9'3"

Into eaves storage.

Shower room

6'8" x 4'9"

White suite comprising low flush w.c, wash hand basin and shower cubicle. Tiled floor and walls.

Bedroom six

13'11" x 11'4"

Into eaves storage.

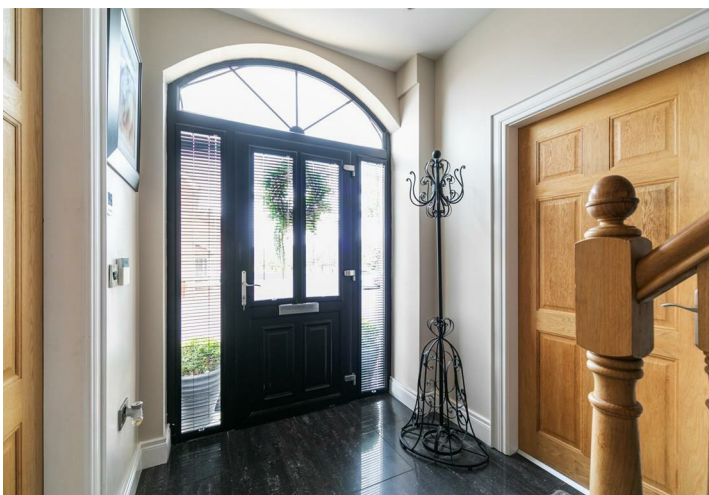
Detached garage

20'9" x 14'3"

Plumbed for sink. Roller door. Power and light. Storage above.

Outside

To the front and side is a large tarmac parking area and flower beds. To the rear is an enclosed garden with patio area and garden laid out in lawns.

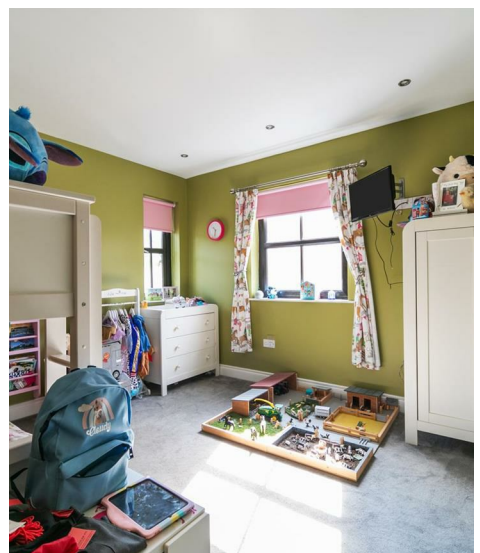




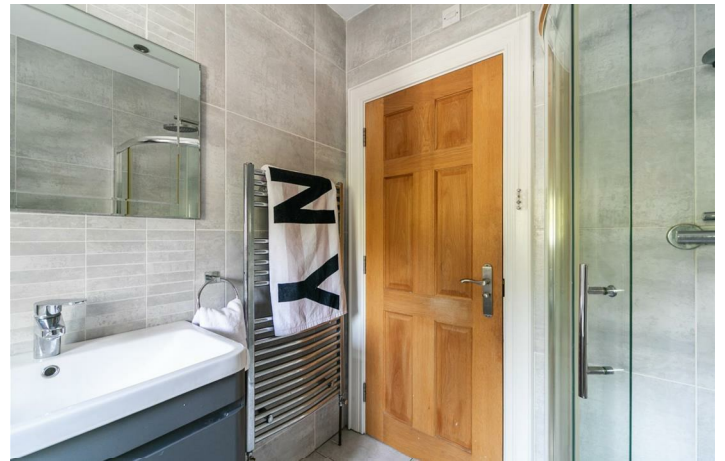





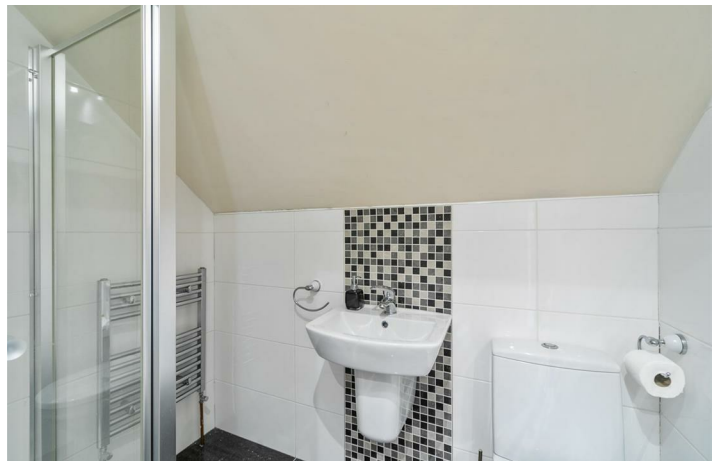
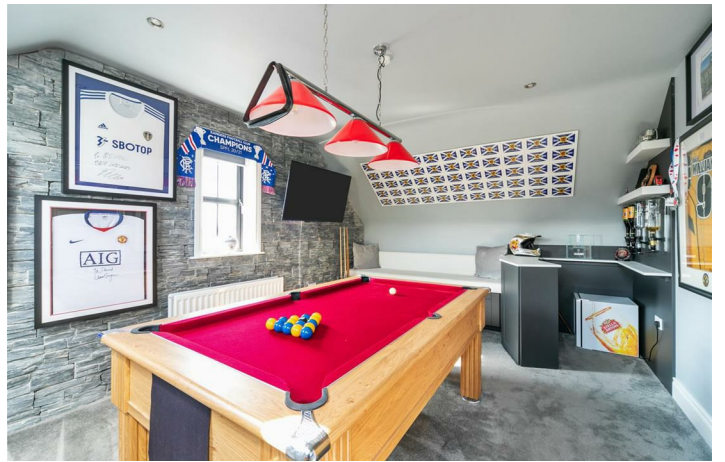








Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	





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.

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