



ULSTER PROPERTY SALES

UPS

| Energy Efficiency Rating | Current | Potential |
|--|---------|-----------|
| Very energy efficient: near zero energy | | |
| A | | |
| B | | |
| C | | |
| D | | |
| E | | |
| F | | |
| G | | |
| Very energy inefficient: high energy costs | | |
| H | | |

Northern Ireland

EU Directive 2002/91/EC

Opposite 27 Oughley Road, Ballynahinch, BT24 7DA

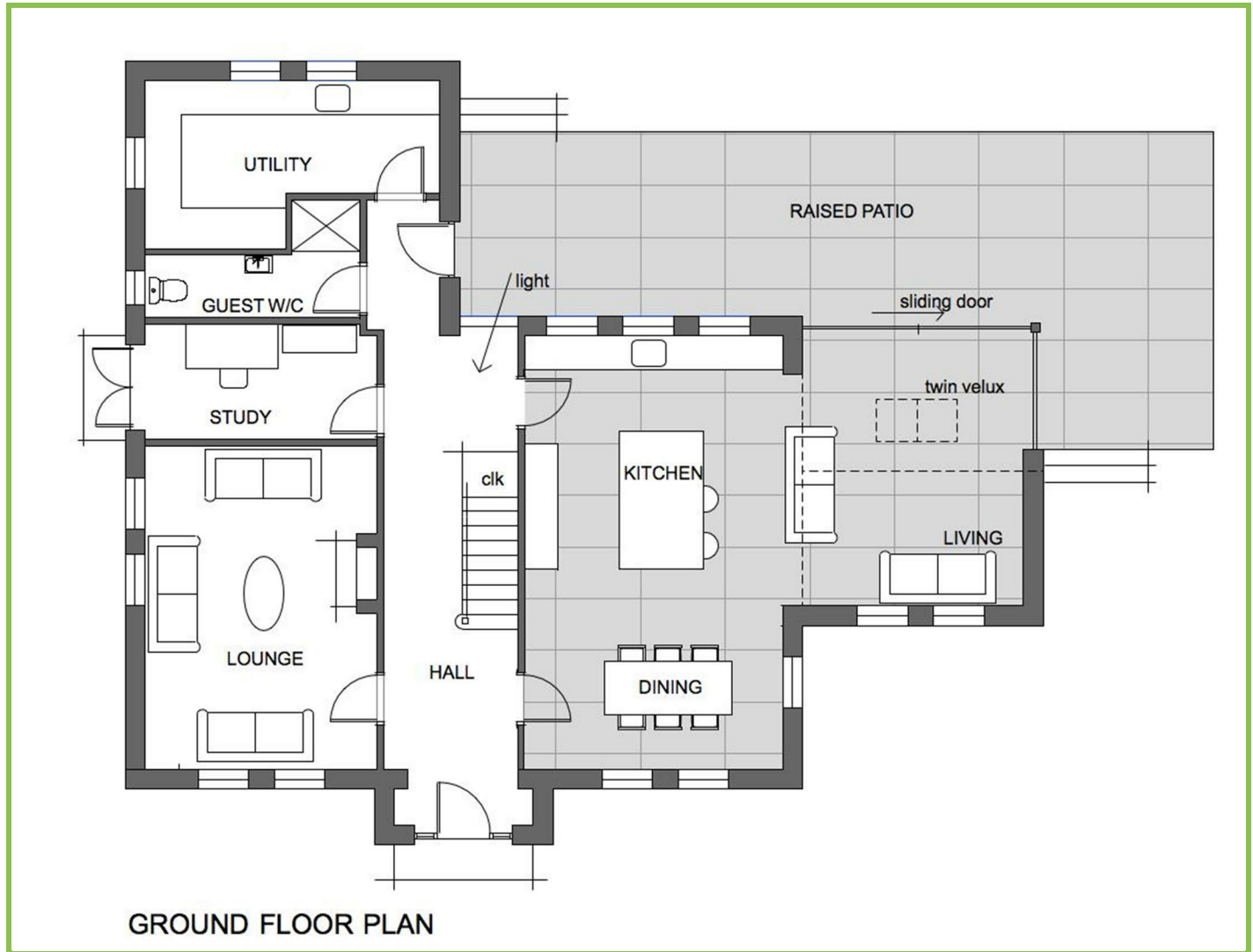
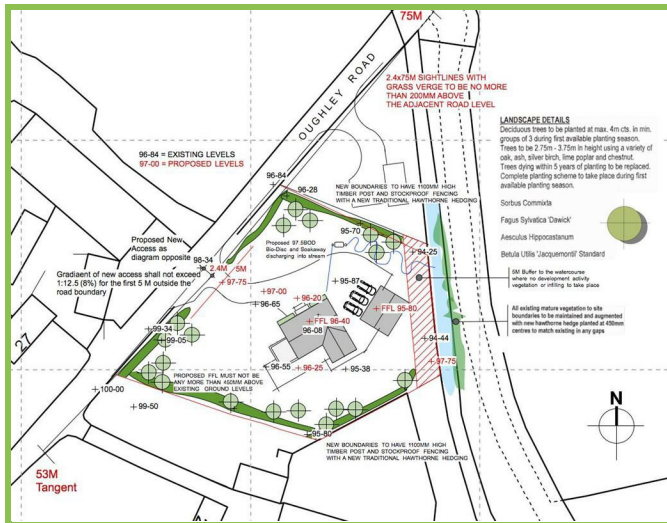
Asking Price £639,950

Opposite 27 Oughley Road, Ballynahinch, BT24 7DA

FULL TURNKEY LUXURY HOME

We are delighted to be offering for sale this superb circa 2,600 sq ft new build detached family home plus double garage on the Oughley Road between Saintfield and Temple. This fantastic home is being constructed by Timpany Construction who have a tradition of building luxury detached houses using only the best of finishes and having a real eye for detail. This luxury home occupies an elevated site with excellent views over the surrounding countryside and will be finished to a very high specification throughout on a turn key basis.

The adaptable accommodation comprises large entrance hall, open plan kitchen with living and dining area, living room, utility room, downstairs w.c, study, four bedrooms, master with ensuite and a further family bathroom. Outside the property further benefits from a large double garage, wired for electric gates and good sized gardens extending to approximately 3/4 of an acre. Rarely does a new build property come for sale in such a great location, especially one to be finished to such a high standard, so early viewing is recommended.



GROUND FLOOR PLAN

Features

New detached family home
Traditional build with high energy efficiency
Air source heat pump
Bison slab on the first floor

Internal fixtures

Internal trimming and doors with choice of painted skirting, architrave and ironmongery
Smooth plastered ceilings and walls painted in a neutral colour
Choice of doors
Generous Pc Sums for kitchen, utility room, stoves, tiles, bathroom and floorings.
Hard wood stairs painted and stained
Glass balcony

Electrics

Energy efficient LED down lighting to selected areas. Comprehensive range of electrical sockets and switches.
Mains smoke, heat and carbon monoxide detectors, selection of strategically positioned energy efficient external lights.
Fitted intruder alarm system.

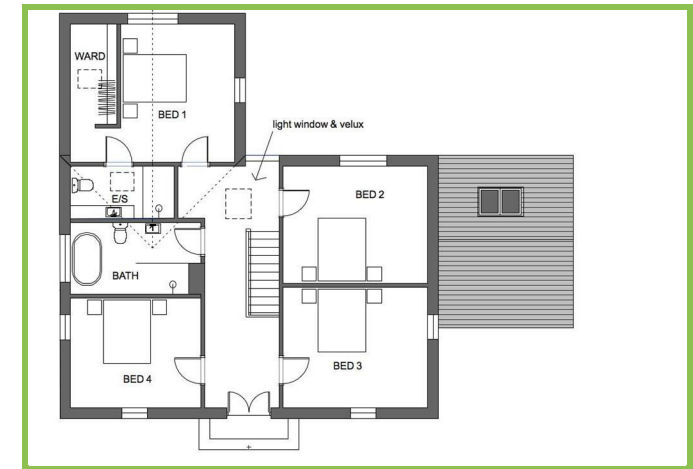
Heating plumbing

Pressurized hot and cold water system.
Under floor heating
Heatmiser thermostats throughout
Energy efficient liquid screen to suit underfloor heating

External fixtures

Traditional build high levels of insulation
Wired for electric gates
Painted rendered
White UPVC windows with modern composite front door

Outside lights front and rear
Garage
Tarmac Drieway
Flagged path and patio area
Outside tap
Traditional flat at black roof tiles
Pvc guttering and black PVC down pipes



Please note we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

NETWORK STRENGTH - LOCAL KNOWLEDGE

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UPS

2 Main Street
Ballynahinch
County Down
BT24 8DN

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9047 1515