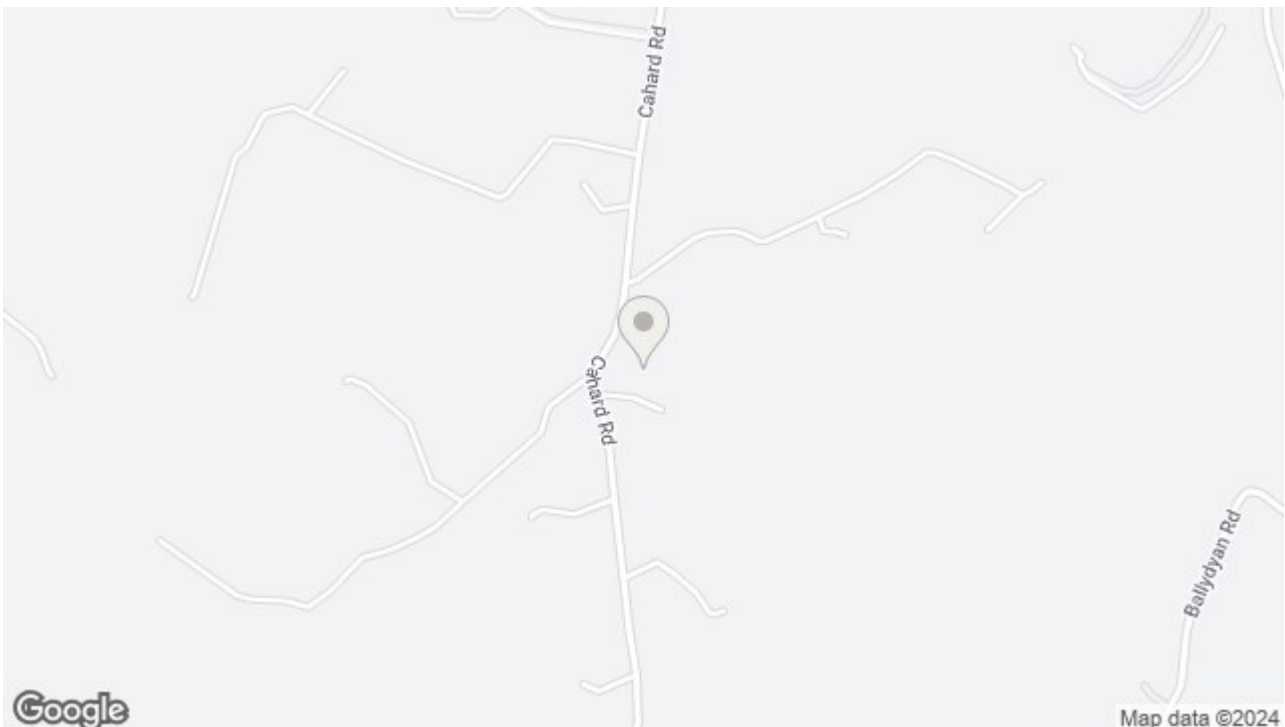




55 CAHARD ROAD, BALLYNAHINCH, DOWN, BT24 8YD



£375,000



We are pleased to offer for sale this large detached family home located on the ever popular Cahard Road situated just outside Saintfield. The adaptable family home is positioned on a large mature site extending to approximately an acre with rural views. The property comprises entrance porch leading to a spacious entrance hall, large living room with multi fuel stove, kitchen with dining area and utility room. There is a further sitting room with open fireplace with marble hearth, dining room and four good sized bedrooms, master with ensuite and a family bathroom. Outside the property further benefits from an attached garage and ample parking. The gardens are beautifully presented with various mature trees and plantings you won't get with a new build. The large lawned areas are perfect for a growing family along with the privacy at the back looking out onto open fields. Recent sales in this area have proved very popular and with so much to offer in this fantastic family home, early viewing is advised.





## At a glance:

- Detached bungalow
- Living room
- Dining room
- Utility room
- Family bathroom
- Four bedrooms
- Sitting room
- Kitchen with dining area
- Ensuite
- Garage and one acre site

### Entrance Porch

6'7" x 4'10"

Solid wood glazed front door to entrance porch with tiled floor.

### Cloakroom

Cloakroom with window to the side

### Entrance Hall

6'7" x 4'10"

Spacious entrance hall with hotpress.

### Sitting Room

17'5" x 12'9"

Large sitting room with views to the front and corncicing. Feature open fireplace with decorative inset and smarble hearth.

### Kitchen/Dining Room

14'9" x 6'7"

A range of high and low level units including double stainless steel sink unit with single drainer, integrated double oven with gas hob. Recess for dishwasher and fridge. Tiled splash area.

### Hotpress

3'0" x 3'0"

### Utility Room

6'0" x 12'9"

A range of high and low level units with space for washing machine, tumble dryer and freezer. Gas boiler and door to rear.

### Living Room

18'11" x 12'9"

French door to bright living room. Feature multi fuel stove with exposed brick. Solid wood flooring and patio doors to patio area at south side of the house.

### Dining Room

10'9" x 11'9"

Solid wood flooring.

### Bedroom 1

10'10" x 14'3"

Front facing bedroom with built in robes and ensuite.

### En-suite

10'10" x 4'5"

White suite comprising low flush w.c, shower and wash hand basin. Tiled splash areas.

### Bedroom 2

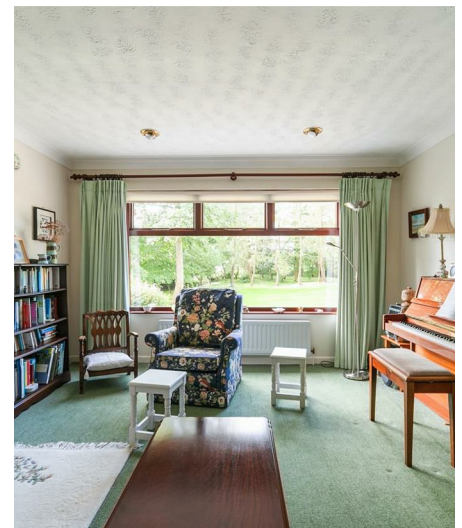
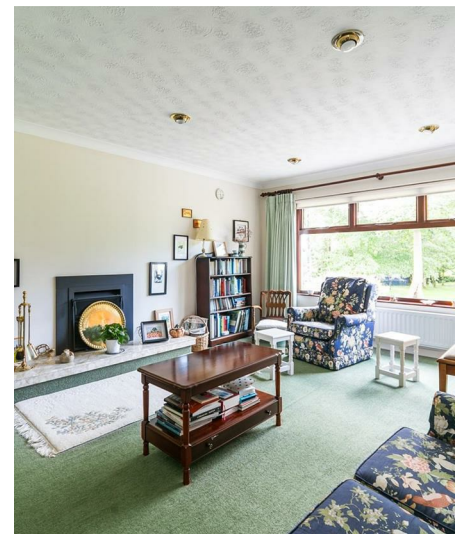
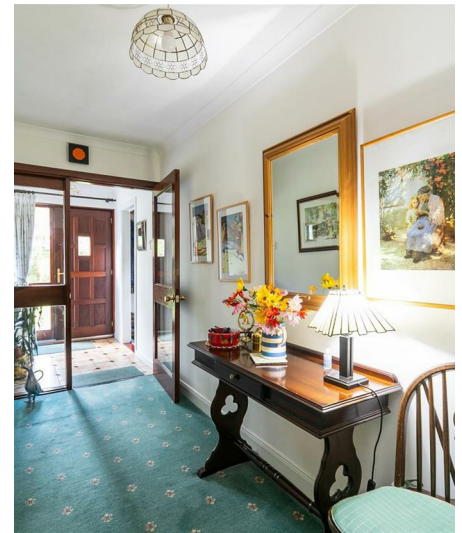
10'10" x 14'9"

Front facing room.

### Bedroom 3

10'9" x 9'10"

Rear facing bedroom.



## **Bathroom**

10'9" x 8'10"

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

## **Bedroom 4**

14'5" x 9'10"

Rear facing room

## **Garage**

Up and over door, power and light. Roofspace storage. Door to rear.

## **Outside**

The site extends to approximately one acre of gardens laid out in lawns with a variety of mature trees and plantings. The property further benefits from a stoned driveway with ample parking and rural views to the front and rear.


























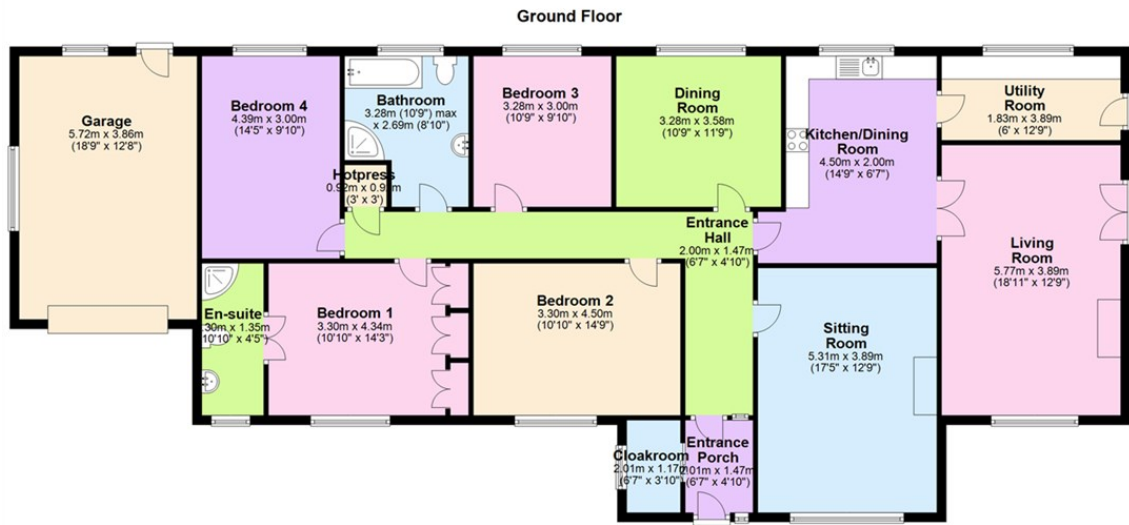






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland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

**OFT** Approved code

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