

RS.24.115

**76A Brackenagh East Road, Ballymartin,
County Down, BT34 4PT**



Guide Price £495,000

Property Description

New to the market, this outstanding family home sits at the foot of Slieve Binnian, one of many beautiful scenic hiking routes among the popular Mourne Mountains. With Silent Valley only a stone's throw away and Carlingford Lough in the distance, 76a Brackenagh East Road is located in prime position for nature lovers and those who enjoy admiring the tranquil views that this area has to offer.

The house itself is surrounded by 0.4 acres of well manicured garden and spans across 3,964 square foot*. Built in 2021, it has plenty of modern amenities including underfloor heating throughout, WiFi alarm security system, automatic sensor lighting, a rare 'B' energy rating and a range of integrated appliances. There are four double bedrooms (two with en-suites and all with built-in storage space), three reception rooms including a living room, home office and extensive kitchen/dining area with a loft which is currently used as a playroom. The South facing kitchen/dining area is a bright and open space flooded with natural light. The kitchen contains upper and lower level storage units. Just off the kitchen, there is a pantry for further food storage, a utility room with a built-in 'boot' room and further storage and a ground floor WC. There is also a main bathroom situated on the ground floor to service the two bedrooms on this level.

Externally, there is a detached garage with electric door, plenty of parking space & surrounding, south-facing gardens. 76a Brackenagh East is one of the most unique properties in this area and is sure to be in high demand.

- Four Bedroom Family Home
- Three Reception Rooms
- 2 x En-suite bathrooms
- Underfloor heating throughout
- Sitting on approx. 0.4 acres well manicured gardens
- Views of Slieve Binnian & Carlingford Lough Shoreline
- Detached Garage
- 'B' Energy Rating



**according to LPS rates website*



Entrance hallway & ground floor double bedroom with built-in storage



Stairway leading to first floor; ground floor living room



Floorplan



Floor 1



Floor 2



Hallway; Second ground floor double bedroom with built-in storage



Open plan kitchen/dining area







Playroom in loft above kitchen



Main bathroom, ground floor



Office; first floor landing





Main bedroom with walk-in wardrobe and en-suite shower room



Double bedroom on first floor with en-suite





0.4 acres surrounding gardens



Views of the Mourne Mountains



Powered detached garage with electric door



Aerial view



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing:

By appointment only

Office Opening Hours
Monday- Thursday: 9-5.30
Friday: 9-5
Saturday: By Appointment

Rates

£3,401* subject to change

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

We reserve the right to conclude the sale of this property via the "Best and Final Offers" process. For more information please speak to an agent.

REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

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