

Tim Martin
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**10 Chilton Drive
Ballynahinch
BT24 8EF**

**Offers Over
£250,000**

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SUMMARY

This detached bungalow, set on a generous, elevated site, offers a combination of space and privacy with far reaching views.

The property, while in need of modernisation, offers a unique opportunity for buyers to create their dream home. The single storey layout allows the accommodation to be flexible and adapt to individual family needs; currently comprising open plan kitchen / living / dining, separate lounge, 4 bedrooms (1 with en suite), and a family bathroom. Storage is in abundance with large built in cupboards and wardrobes in the hall and bedrooms.

The property is set on a generous site with both front and rear gardens laid out in lawn and bounded with mature hedging creating a tranquil and private setting. A detached garage and adjoining store offer additional storage or workshop space. A patio to the rear is ideal for enjoying long summer evenings.

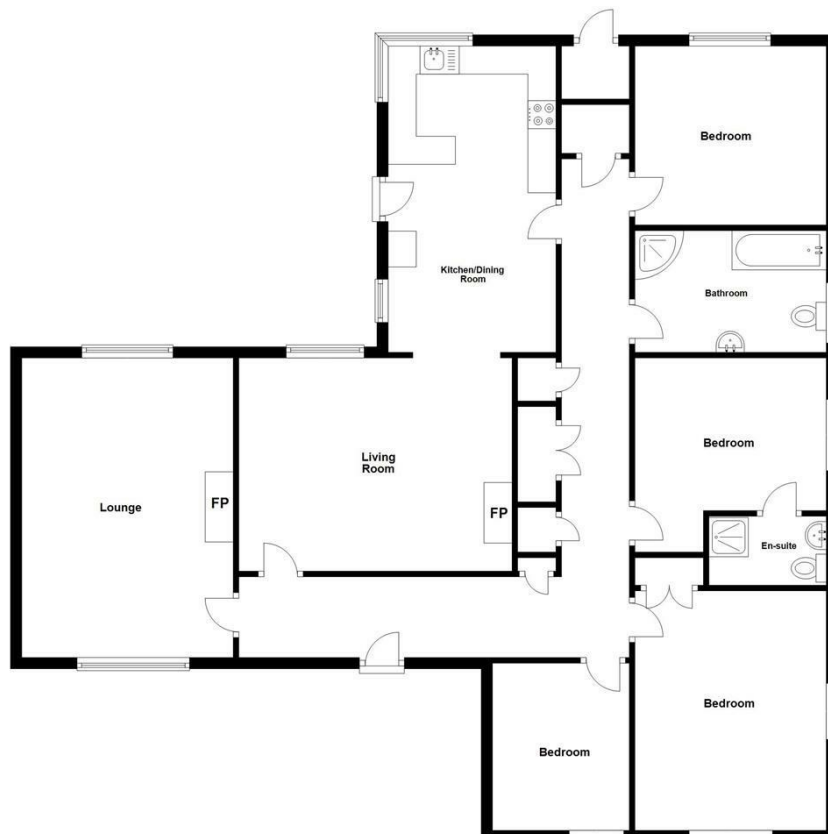
Ballynahinch is a bustling town boasting a variety of supermarkets, coffee shops / eateries and boutiques as well as a range of sporting facilities. Ballynahinch High School is within walking distance from the property, along with public transport linking schools in both Belfast and Downpatrick.

FEATURES

- Detached Bungalow Set on an Elevated Position with Far Reaching Views
- In Need of Some Modernisation
- Open Plan Kitchen / Living / Dining
- Separate Lounge with Open Fire
- 4 Good Sized Bedroms (1 with En Suite)
- Generous Built in Storage Cupboards and Wardrobes
- Spacious Site with Gardens to Front and Rear Creating a Private Setting
- Detached Garage with Adjoining Store
- Within Walking Distance to Ballynahich Town Centre and Public Transport

Ground Floor

Approx. 138.8 sq. metres (1493.6 sq. feet)



Total area: approx. 165.0 sq. metres (1775.7 sq. feet)

Approached via steps to a glazed hardwood front door and glazed side panels.

Reception Hall

22'8 x 4'8 (6.91m x 1.42m)

Oak tongue and groove floor with mat recess; built-in cupboard with shelving and wine rack.

Lounge

17'6 x 12'4 (5.33m x 3.76m)

Oak tongue and groove floor; open fire with decorative cream tiled fire surround and tiled insert on a cream tiled hearth; tv aerial connection point; HDMI connection points; corniced ceiling.

Living Room

16'0 x 12'5 (4.88m x 3.78m)

Tiled fireplace with 'Parkray' enclosed coal fire with wooden shelf over; recessed shelving; tv aerial connection point; open through to:-

Kitchen / Dining Area

18'0 x 9'8 (5.49m x 2.95m)

Good range of laminate high and low level cupboards and drawers; incorporating a single drainer stainless steel sink unit with swan neck mixer taps; 'Quooker' hot water tap; formica worktops; integrated 'Siemens' dishwasher; integrated fridge; 'Neff' electric oven; 'Neff' microwave oven; 'Siemens' electric hob with extractor fan over; integrated 'Neff' freezer; part tiled walls; ceramic tiled floor with mat recess; 'Kickspace' electric heater; shelving; glazed high level cupboards.

Bedroom 1

9'8 x 8'0 (2.95m x 2.44m)

Bedroom 2

14'0 x 11'2 (4.27m x 3.40m)

Double built-in wardrobes with cupboards over.

Bedroom 3

12'0" x 10'11" (3.66m x 3.35m)

maximum measurements

En Suite Shower Room

6'9" x 4'0" (2.06m x 1.22m)

maximum measurements

Cream suite comprising, tiled quadrant shower cubicle with 'Aqualisa Quartz' electric shower unit and wall mounted telephone shower attachment; sliding shower door; close coupled wc; pedestal wash hand basin with illuminated mirror fronted bathroom cabinet over with shelving; built-in glass shelves; tiled walls and floor; extractor fan.

Rear Hall

Oak tongue and groove floor; built-in single wardrobe; double and single built-in shelved storage cupboards with cupboards over; hotpress with lagged hot water cylinder and shelving.

Bathroom

11'1 x 6'5 (3.38m x 1.96m)

Cream coloured suite comprising, tiled quadrant shower cubicle with 'Mira Advance' electric shower with wall mounted telephone shower attachment; sliding shower doors and side panels; panel bath with mixer taps and telephone shower attachment; close coupled wc; pedestal wash hand basin with illuminated mirror fronted bathroom cabinet in a recessed surround and tiled shelf over; ceramic tiled walls and floor; chrome heated towel radiators; 'Xpelair Premier' extractor fan.

Bedroom 4

11'1 x 10'9 (3.38m x 3.28m)

Outside

Paved drive leading from the cul-de-sac to ample parking and to:-

Detached Garage

19'0 x 10'1 (5.79m x 3.07m)

Roller door; built-in floor level cupboards with formica worktop; built-in open fronted storage cupboard; light and power points.

Store

16'3 x 5'6 (4.95m x 1.68m)

Plumbed for washing machine; glazed 'Belfast' sink with shelf under; fluorescent lighting and power points; 'Grant' oil fired boiler; built-in storage cupboards; pulley line.

Gardens

Front garden laid out in lawn and bounded by mature hedging and planted with a selection of ornamental and flowering shrubs.

Paved patio area leading to the rear garden laid out in lawns and partially enclosed with mature hedging; enclosed, walled flowerbeds with water tap and planted with a selection of flowering shrubs and trees including Hydrangea, Orange Blossom, Cotinus, Roses and Acer's'; oil storage tank; outside lights.

Store

Glazed door to fully shelved store.

Coal Storage Containers

Capital / Rateable Value

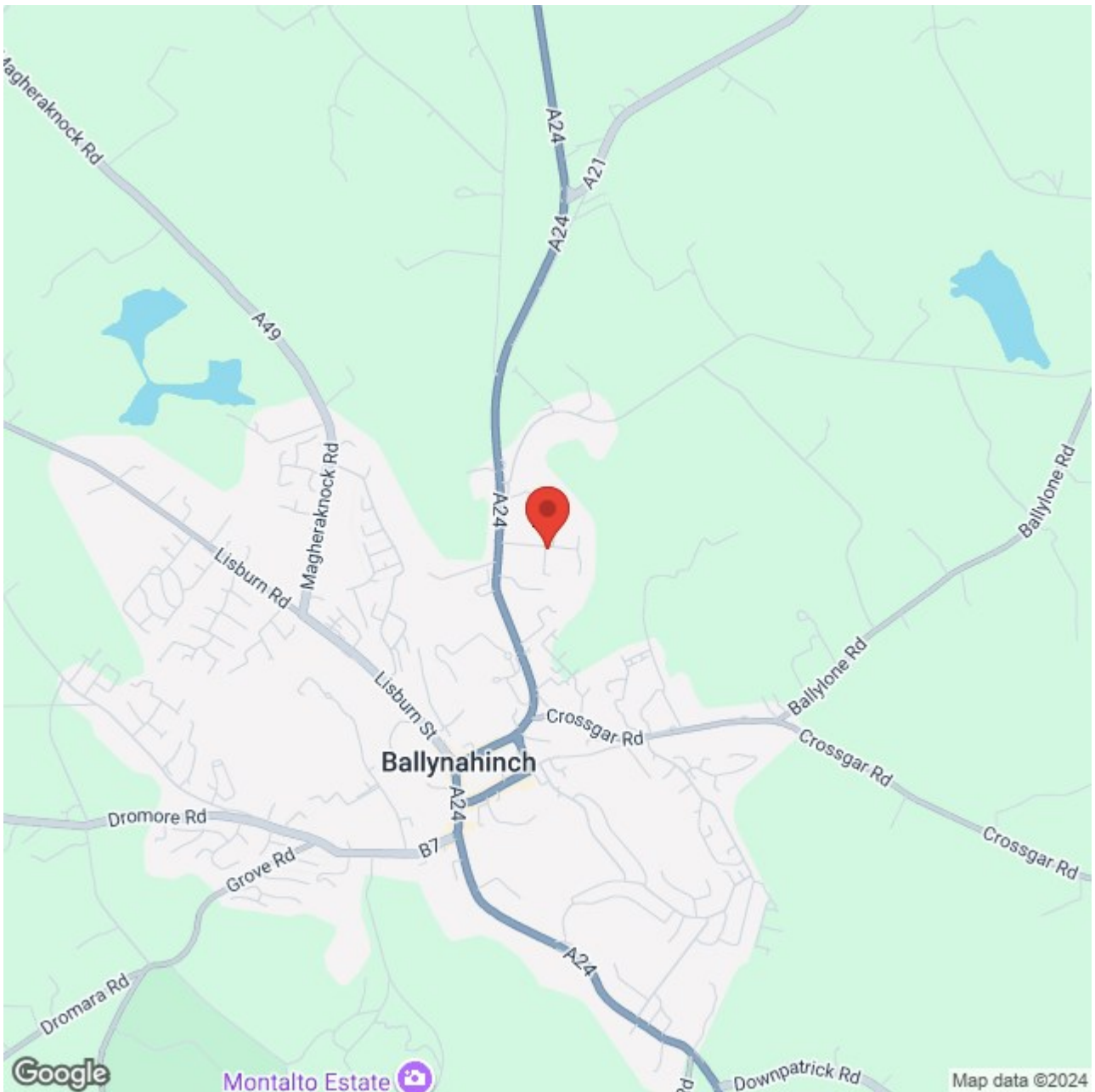
£170,000. Rates Payable = £1,652.06 per annum (approx)











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			63

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