

ULSTER PROPERTY SALES

# UPS

## BALLYNAHINCH BRANCH

2 Main Street, Ballynahinch, County  
Down, BT24 8DN

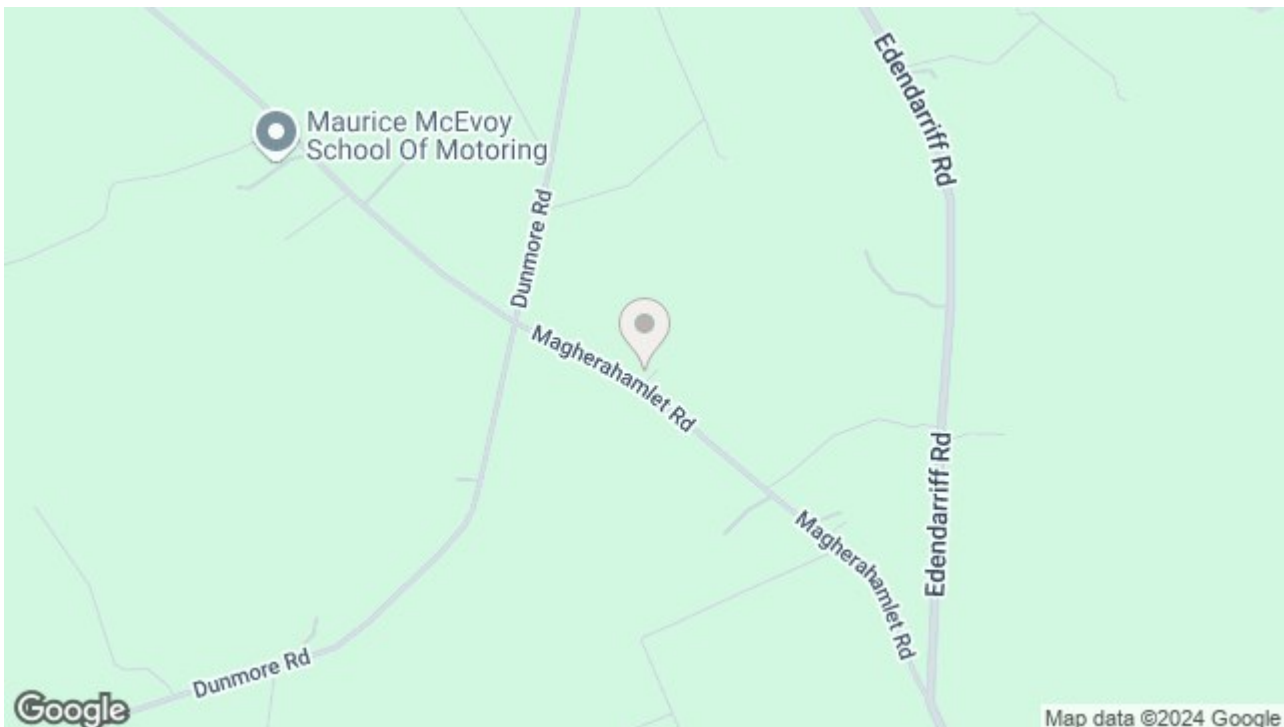
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NETWORK STRENGTH - LOCAL KNOWLEDGE



19 MAGHERAHAMLET ROAD, SPA, BALLYNAHINCH, DOWN, BT24 8QG



£395,000



We are delighted to offer for sale this spacious detached bungalow just outside the Spa, in Ballynahinch. The flexible accommodation is complimented by the large site with the array of outbuildings and sheds, ideal for someone who runs a business from home. The accommodation comprises family room, large modern kitchen with dining/living area with integrated appliances, dining room, living room with wood burning stove, study, four bedrooms (master with ensuite and walk in wardrobe), shower room and a family bathroom. Outside the property further benefits from a large detached garage/ utility room, office/ gym, potting shed, three large outbuildings, kennels and an outside toilet. The family home also has a large yard, patio area, ample parking and beautifully presented gardens with mature trees, shrubbery and lawns. With its rural location it is still within a short car journey to all of the local primary schools and a short commute to an excellent range of leading Grammar and Secondary schools, churches and shops. For those with sporting interests Spa Golf Club and Ballynahinch Rugby Club are minutes away. Scenic walks and outdoor pursuits of various kinds are all within easy reach. Property rarely comes for sale in this area with so much outside space, outbuildings and the excellent family accommodation. Well presented both inside and out, we advise early viewing





## At a glance:

- Detached bungalow with a variety of outbuildings
- Master bedroom ensuite
- Family room
- Study
- Perfect for running a business from
- Four bedrooms
- Living room
- Bathroom and shower room
- Luxury kitchen with dining and living area
- Large site

### Entrance Hall

7'0" x 2'10"

Pvc glazed front door leading to entrance hall.

### Family Room

11'9" x 14'4"

Front facing room with cornicing and feature brick fireplace with gas stove.

### Kitchen/ Living/ Dining Room

12'4" x 23'10"

Large spacious modern kitchen comprising granite worktops, island unit with breakfast bar for casual dining and three point pop up socket, stainless steel sink unit with instant boiling water tap, integrated wine rack, pull out larder, built in double oven, hob, extractor fan, double dishwasher, fridge freezer, microwave and coffee machine. Tiled floor and door to rear. Open plan to:

### Dining Room

9'8" x 12'0"

Tiled floor, open plan off kitchen area.

### Living Room

22'1" x 14'9"

Bright spacious living room with cornicing, bay window and feature multi fuel burning stove.

### Master Bedroom

16'0" x 17'0"

Large master bedroom with ensuite and walk in wardrobe. Tiled floor and "tilt and slide" patio doors.

### En-suite

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

### Walk-in Wardrobe

### Computer Room/ Study

6'7" x 3'7"

Adaptable space currently used for the computer/ study.

### Bathroom

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

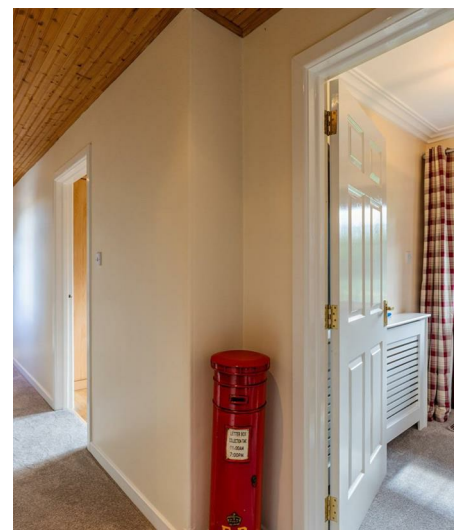
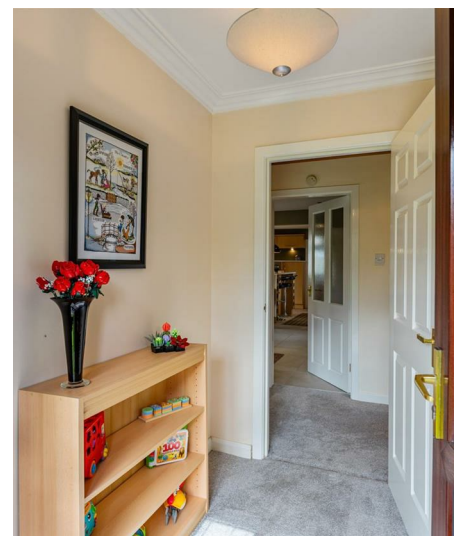
### Entrance Porch

Pvc glazed front door.

### Bedroom 2

9'5" x 11'0"

Front facing bedroom. Wooden laminate flooring.



### **Shower Room**

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

### **Bedroom 3**

10'8" x 11'0"  
Front facing. Wooden laminate flooring.

### **Bedroom 4**

9'4" x 14'4"  
Front facing. Wooden laminate flooring.

### **Utility room**

20'10 x 15'7  
Door to side and rear. Plumbed for washing machine and tumble dryer. Range of wall units and stainless steel sink unit.

### **Office/ Gym**

18'7 x 17'8  
Power and electric. Suitable for a variety of uses. Electric wall heater.

### **Potting shed**

18'7 x 8'0

### **Outbuilding 1**

24'9 x 11'2  
Sliding doors. Power and light.

### **Outbuilding 2**

24'9 x 18'11  
Sliding doors. Power and light.

### **Outbuilding 3**

31'1 x 24'9  
Sliding doors. Power and light.

### **Dog Run and Three Kennels**

15'2 x 11'0

### **Outside toilet**

10'9 x 5'0  
White suite comprising low flush w.c and wash hand basin.

### **Outside**

To the front and side is a large garden laid out in lawns with mature plantings and a patio area. To the side is a large yard for parking and to the rear another yard and lawn. External power points.











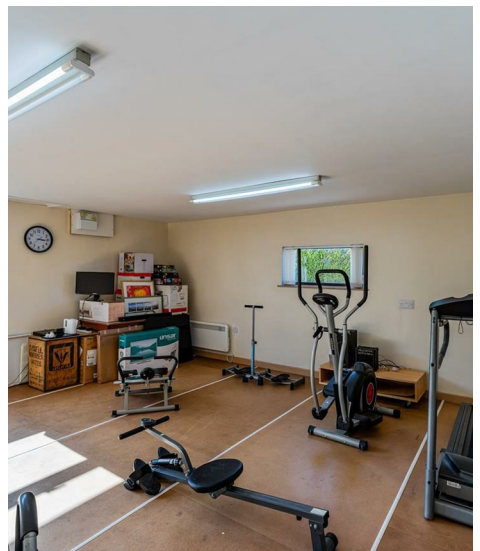








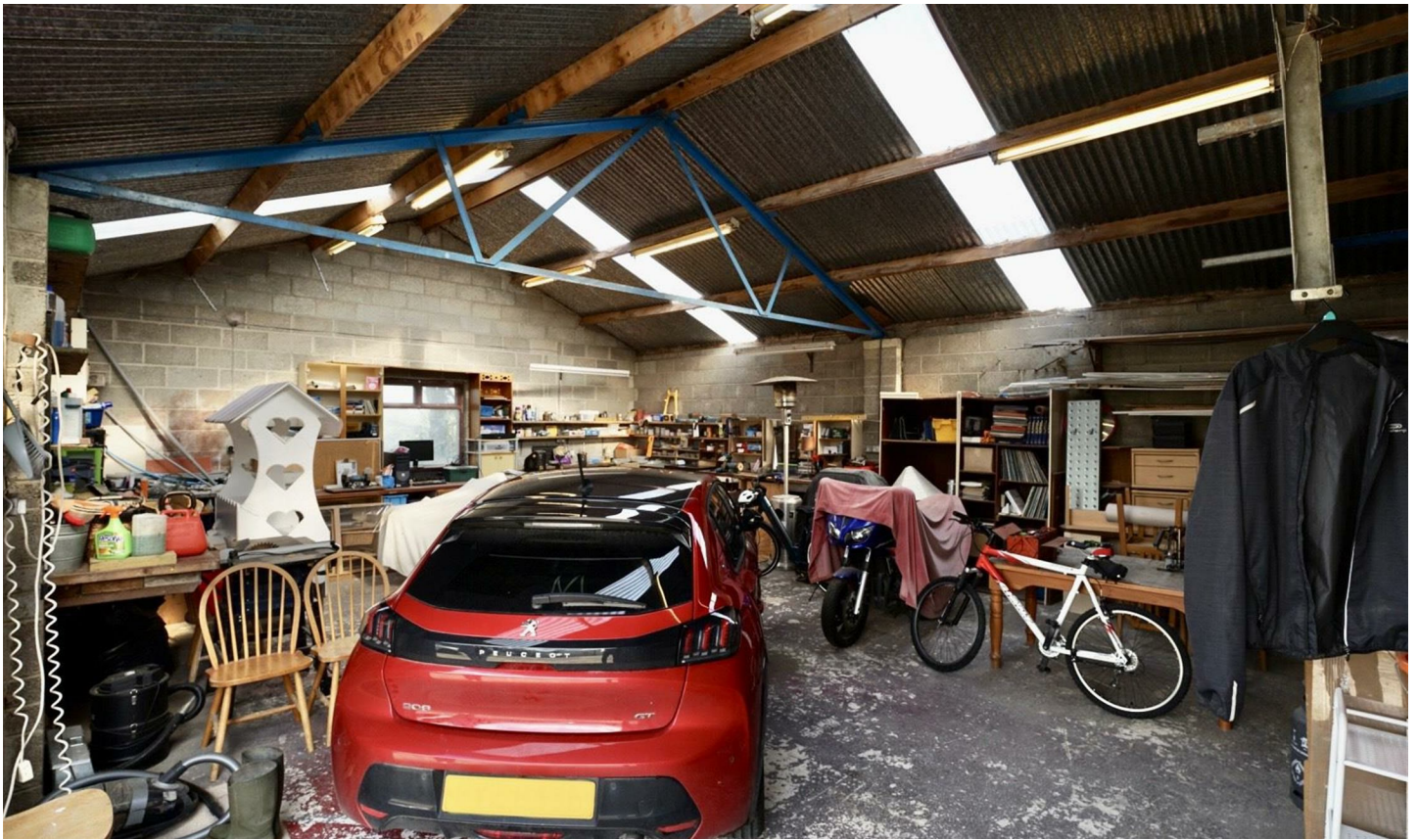









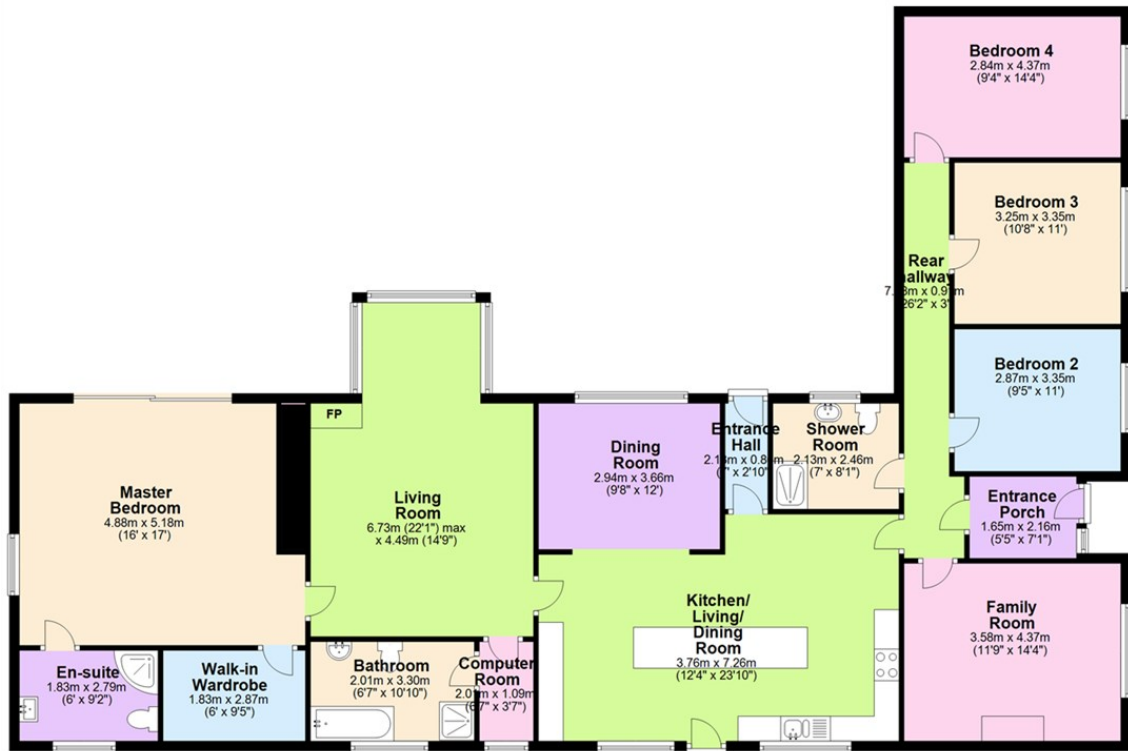




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive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



Ground Floor







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.

[ULSTERPROPERTYSALES.CO.UK](http://ULSTERPROPERTYSALES.CO.UK)

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028 7772 5192

FORESTSIDE  
028 9064 1264

RENTAL DIVISION  
028 9070 1000

BALLYHACKAMORE  
028 9047 1515

BANGOR  
028 9127 1185

CAVEHILL  
028 9072 9270

GLENGORMLEY  
028 9083 3295

BALLYMENA  
028 2565 7700

CARRICKFERGUS  
028 9336 5986

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929

**PRS** Property Redress Scheme

**OFT** Approved code

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