



### **Ballynahinch Branch**

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

### **Downpatrick Branch**

15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

### **Banbridge Branch**

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

### **General Enquiries**

ballynahinch@quinnestateagents.com



For any enquiry relating to this property, please contact

**Carrie Mackin**

carrie@quinnestateagents.com  
07803626095



**5 Seavaghan Road**  
Ballynahinch  
BT24 8SP

**Offers In The Region Of**  
**£525,000**

### **Terms & Conditions**

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times.

### **Valuation/Mortgage Service**

As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

- Six Bed Detached Home
- Integral Self Contained Annex with Wet Room
- Flexible Accommodation and Outside Space
- Two Ground Floor Bedrooms, Master to Include Ensuite
- Ground Floor Bathroom
- Spacious Lounge with Multi Fuel Stove
- Open Plan Kitchen/ Dining with Separate Pantry
- Large Shed, Stables with Tack Room and Two Paddocks
- Development Potential for an Ancillary Dwelling
- Energy Efficient Features

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

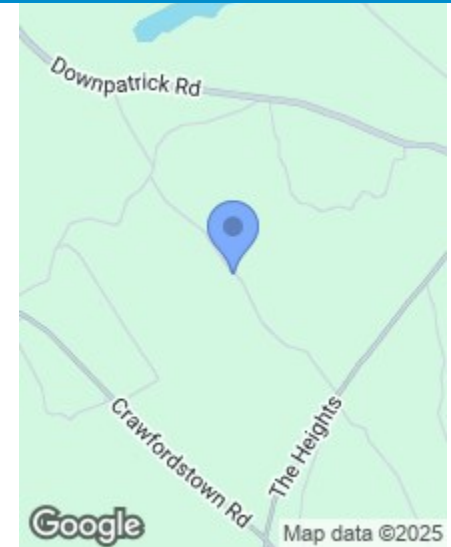




# 5 Seavaghan Road

Ballynahinch, BT24 8SP

**QUIN**  
Estate Agents



## Directions

From Ballynahinch Town Centre head towards Newcastle, at the roundabout, take the 1st exit onto Church St/A24, Turn left onto Downpatrick Road for approx. 3 miles turning right onto Mossvale Road, slight right onto Magheralane Road and left onto the Seavaghan Road, the property will be on the right.

Situated in the heart of County Down, this residence enjoys undisturbed views of the picturesque landscape, creating a serene environment for its occupants, an impressive six-bedroom detached home offering a unique blend of spacious living and potential for personalisation. With an integral self-contained annex perfect for multi-generational living that could also serve as a private guest suite. There is potential for the stables to be converted to an ancillary dwelling. (current planning expires in April 25). The large shed adds to the practicality of the home, providing extra storage or workshop space. Additionally, the two paddocks present an exciting opportunity for those with equestrian interests.

The ground floor features two well-appointed bedrooms, including a primary suite complete with an ensuite bathroom, alongside a family bathroom for convenience and sizeable home office. Ascend to the first floor, where you will find an additional four bedrooms, the property boasts flexible accommodation, making it ideal for families.

This home is a blank canvas, inviting you to infuse your personal style and vision, making it the perfect opportunity for anyone looking to create their dream home. With endless potential, this property is not to be missed.

## Accommodation

Boasting flexible accommodation over two floors, this home comprises to the ground floor, bright entrance hall with gallery landing, family room with featured Multi fuel stove, sizeable bespoke home office, bathroom, linen closet, storage, two spacious bedrooms with the master to include built in robes and ensuite bathroom, with bath and separate shower. Leading back into the hall the kitchen is accessed from the family room. The kitchen benefits from a range of high and low level units, with integrated dishwasher, recess for an American fridge freezer and free standing stove (to be included in the sale) featured double doors to the garden, centre island and pantry. From the kitchen you can access the rear hall that offers access to the utility room, boiler room, WC and the integral self contained Annex with wet room. The first floor accommodation boasts spacious open middle landing that offers access to four bedrooms all with built in robes/cupboards, shower room and additional storage.

## Outside and Additional Features

Approached by a sweeping driveway the property is within a 3 acre holding of garden, paddock, and has a large agricultural shed with spacious parking areas, stable block, paddock /1.2 acre field ideal for those with equestrian interests. In addition to a standard specification the property has been updated to include Solar panels, 10kw battery, Eddi system and two electric car charging points. In recent years the septic tank, water tank, boiler and electrics have been updated. Planning permission was also obtained for the stable block to be converted to an ancillary dwelling. ( PP expires April 25).

## Contact

To book your private viewing please contact Carrie on 02897564400/07803626095 or email - ballynahinch@quinnestateagents.com

## Mortgage Advice

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McLean from Ritchie & McLean Mortgage Solutions on 07731435310 or email Laura on laura@ritchiemclean.co.uk



Total area: approx. 5075.8 sq. feet