



This attractive detached family home occupies a quite superb, secluded private site off the Ballynahinch Road. Whilst benefiting from this extremely quiet location it also offers convenience with a host of amenities only minutes away.

The property offers well proportioned and adaptable accommodation with three reception rooms and four bedrooms, two with en suite shower rooms, which when combined with the fabulous outside space is ideal for modern day family living.

This home also has bespoke clay roof tiles and an extensive roofspace. With the necessary planning permission could be an additional three to four rooms.

We highly recommend viewing to fully appreciate this fine home and its surroundings.

Offers Around
£475,000

93 Ballylone Road,
BALLYNAHINCH,
BT24 8XX

Viewing by
appointment with
& through agent
028 9266 1700



- Deceptively Spacious Detached Bungalow
- Generous, Bright Adaptable Accommodation
- Lounge with Feature Fireplace & Bay Window
- Bright Living Room
- Fitted Kitchen with Dining Area & Open Plan top Family Area
- Utility Room with WC Off
- Beam Vacuum System / Double Glazed Windows
- Oil Fired Central Heating System
- Extensive Attic with Potential for a Further 3-4 Rooms
- 4 Well Proportioned Bedrooms, 2 with Ensuite Shower Rooms
- Family Bathroom with 4 Piece Suite
- Good Sized Driveway with Ample Parking for a Number of Vehicles
- We Highly Recommend Viewing to Fully Appreciate this Fine Home

The Property Comprises:

Ground Floor

ENTRANCE PORCH: 8' 2" x 5' 3" (2.49m x 1.6m) Tiled flooring.

ENTRANCE HALL: Solid hardwood flooring.



LOUNGE: 20' 7" x 19' 6" (6.27m x 5.94m) Bay window, feature fireplace with brick and stone surround.



LIVING ROOM: 12' 10" x 12' 2" (3.91m x 3.71m)



HOTPRESS:

KITCHEN/LIVING/DINING: 25' 8" x 16' 10" (7.82m x 5.13m) Range of high and low level units, Aga, four ring gas hob with extractor above, single drainer sink unit, plumbed for washing machine, bay window.





UTILITY ROOM: 7' 8" x 6' 7" (2.34m x 2.01m) High and low level units, plumbed for washing machine, single drainer sink unit.

WC: Low flush wc, pedestal wash hand basin.

FAMILY ROOM: 12' 6" x 12' 3" (3.81m x 3.73m) Feature fireplace with brick surround.



ROOFSPACE: Extensive space with potential for three to four rooms with the relevant permissions.



PRINCIPAL BEDROOM: 16' 7" x 13' 7" (5.05m x 4.14m) Built-in wardrobe, double doors to front.

ENSUITE SHOWER ROOM: Shower with tiled inset, low flush wc, pedestal wash hand basin, tiled flooring.



BEDROOM (2): 12' 5" x 11' 9" (3.78m x 3.58m)

ENSUITE SHOWER ROOM: Shower with tiled inset, wash hand basin, low flush wc.



BEDROOM (3): 12' 7" x 11' 9" (3.84m x 3.58m)

BEDROOM (4): 12' 1" x 11' 8" (3.68m x 3.56m) Laminate flooring.



BATHROOM: Corner bath, wash hand basin, low flush wc, bidet, modern tiled floor.

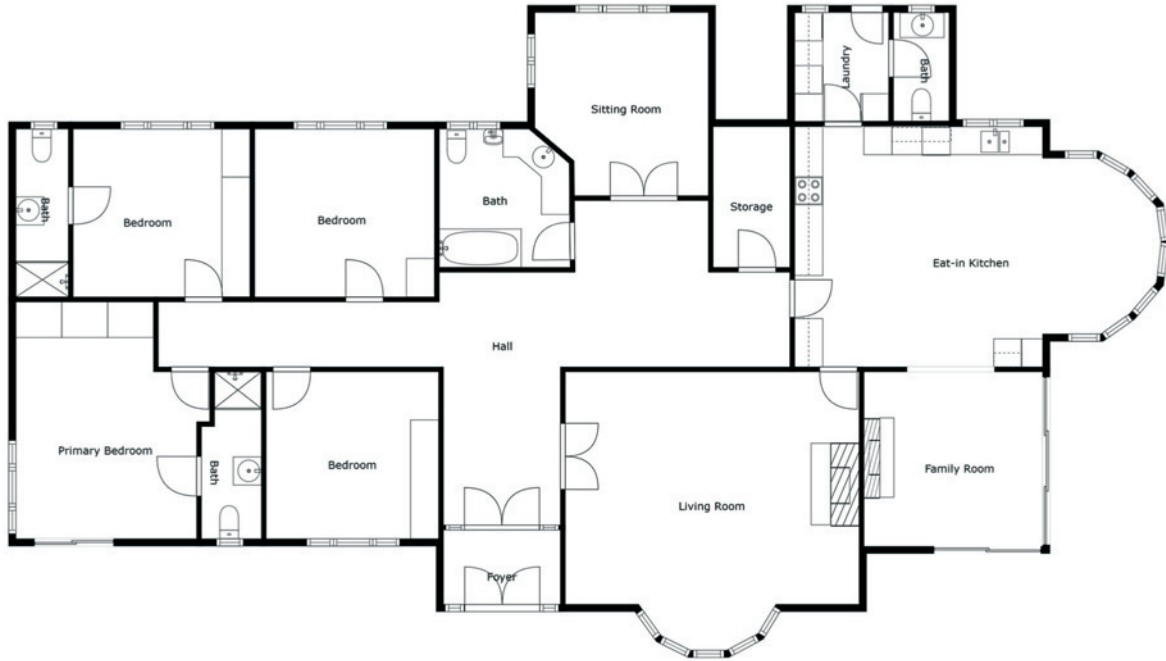


Outside

Gardens in lawn to front, side and rear, patio areas ideal for barbequing and outdoor entertaining. Excellent degree of privacy with mature trees, a running stream to the left side of the property and shrubs. Tarmac driveway and ample parking.



Telephone 028 9266 1700
www.templetonrobinson.com



Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From Ballynahinch Road, continue onto Crossgar Road turning right onto Ballylone Road. Number 93 is on the right hand side.

Lisburn - 028 92 66 1700
 Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
www.templetonrobinson.com

Energy Rating

Epc Type: Domestic
 Current: E51
 Potential: D67
 EPC Landmark Code: 9370-2309-4390-2807-0185
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		67
E 39-54	51	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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