



4 DRUMSNADE ROAD, BALLYNAHINCH, BT24 8NG



OFFERS AROUND £339,950

We are delighted to offer for sale this handsome detached family home on the ever popular Drumsnade Road just outside Ballynahinch.

The large adaptable accommodation comprises entrance hall, living room, sitting room, dining room through to fitted kitchen and a utility room, w.c, two bedrooms and a shower room. On the first floor there are a further two good sized bedrooms and a family bathroom.

Externally the property boasts a mature site laid out in lawns with mature trees, approached by a sweeping tarmaced driveway with ample space for parking. The property further benefits from a large detached double garage. Due to the properties location it is within easy commuting distance to both Lisburn, Belfast and beyond with an abundance of great schools close at hand.

Rarely does a house with so much character for sale in this area, so early viewing is a must.



At a glance:

- Detached House
- 4 Bedrooms
- Family Bathroom
- Kitchen with Utility Room
- Beautifully Presented Gardens
- Detached Double Garrage
- Shower Room
- 2 Reception Rooms
- Dining Room
- Convenient Location

Entrance Porch

3'4" x 7'5"

Solid wooden front door with side panel windows into entrance porch.

Entrance Hall

3'6" x 6'7"

Bright and spacious entrance hall with solid wooden flooring.

Sitting Room

12'8" x 11'0"

Double doors into sitting room with feature wood burning stove. Solid wooden flooring.

Dining Room

11'9" x 12'7"

Solid wooden flooring.

Kitchen/Dining Room

13'4" x 13'0"

Range of high and low rise units with tiled splash backs and stainless steel sink and drainer. Electric hob and oven with stainless steel extractor fan. Integrated fridge/freezer and dish washer. Tiled floor. Space for dining.

Utility Room

4'8" x 13'0"

Bench area with recess for washing machine and tumble dryer. Tiled floor and door to rear.

Living Room

17'9" x 13'9"

Bright and spacious living room with dual aspect windows. Feature sandstone fireplace with inset.

Bedroom 1

11'1" x 11'0"

Rear facing. Built in sliding robes.

Bedroom 2

11'1" x 12'3"

Rear facing. Built in sliding robes.

Shower Room

11'1" x 6'6"

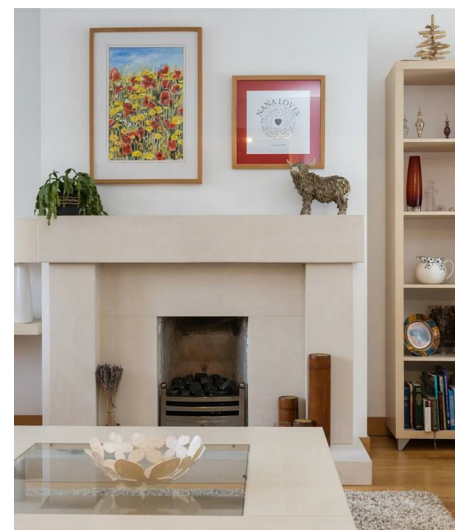
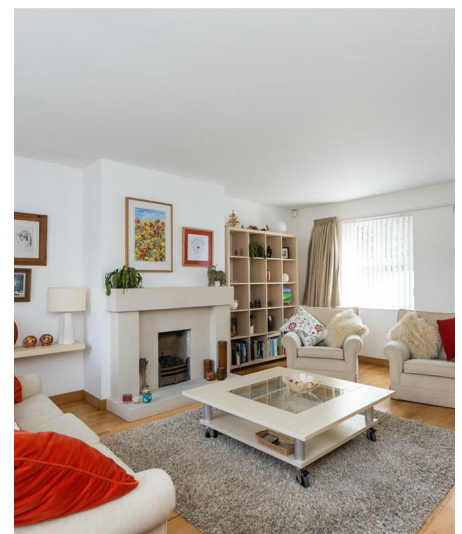
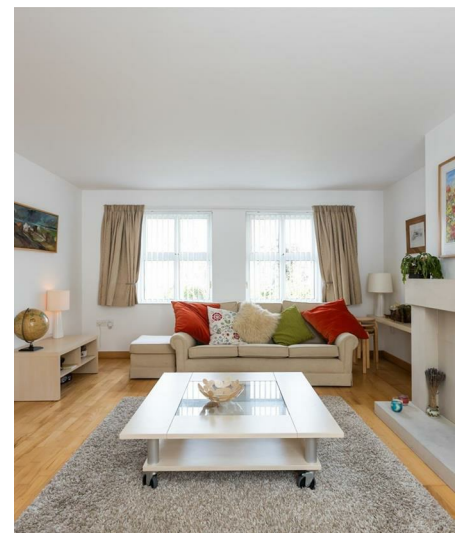
White suite encompassing low flush w/c, vanity was hand basin and corner shower. Fully tiled walls and floor.

Landing

Bedroom 3

21'0" x 11'4"

Two skylights. Storage cupboard. Wooden laminate flooring.



Bathroom

White suite encompassing low flush w/c, wash hand basin and bath with overhead shower. Fully tiled walls and floor.

Bedroom 4

21'0" x 11'2"

Two skylights. Storage cupboard. Wooden laminate flooring.

Double Garage

Double garage. Up and over door. Door to side. Power and light.

Outside

Approached via a sweeping tarmaced driveway with ample space for parking. Mature gardens on the front and side with mature shrubbery.

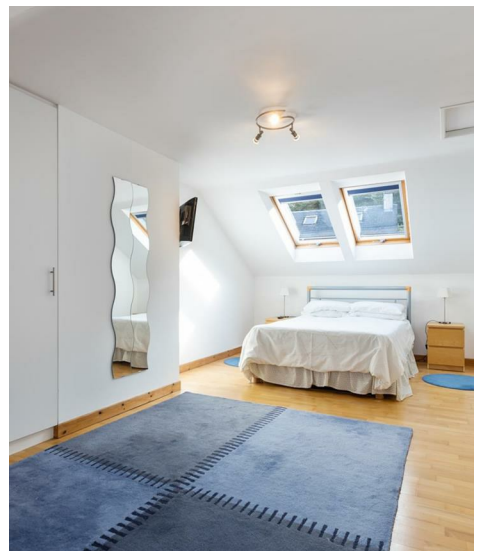
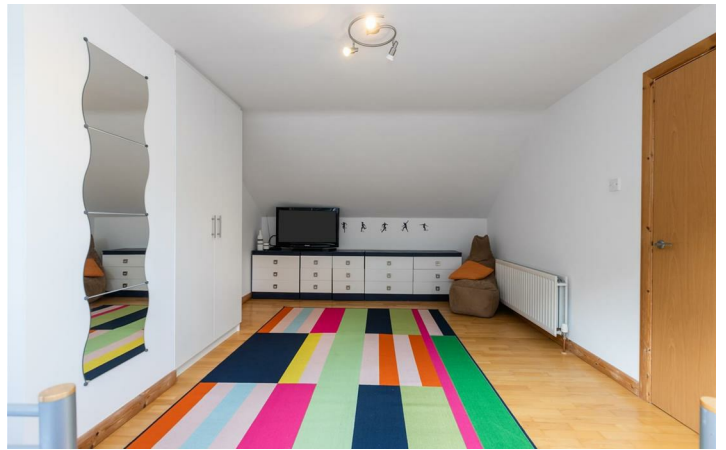
















Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

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.

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