

ULSTER PROPERTY SALES

UPS

BALLYNAHINCH BRANCH

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

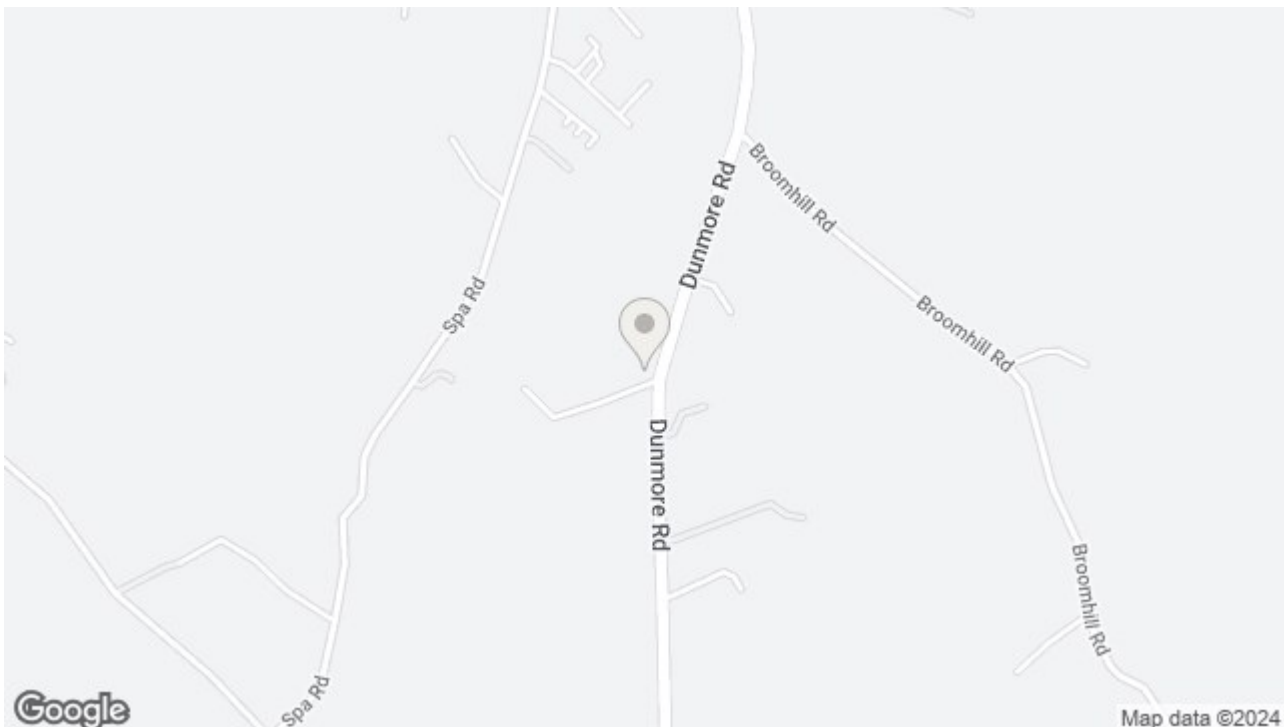
0289 756 1155

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NETWORK STRENGTH – LOCAL KNOWLEDGE



27 DUNMORE ROAD, BALLYNAHINCH, BT24 8PR



OFFERS AROUND £375,000

We are delighted to offer for sale this spacious detached bungalow in the ever popular Spa, just outside Ballynahinch. The flexible accommodation is complimented by the large site extending to approximately 2.5 acres which includes a 1.5 acres field, with the added bonus of outhouses and a large shed with yard area. The accommodation comprises reception hall, living room with feature fireplace, kitchen with dining/living area, three bedrooms (master with ensuite and walk in wardrobe) and a family bathroom. The walk in wardrobe was originally the fourth bedroom and could easily be converted back. Outside the property is approached by a tarmaced driveway with spacious gardens, beautifully presented with mature trees, shrubbery and gardens laid out in lawn. With its central location it is within walking distance of the local primary school 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 and the excellent family accommodation. Well presented both inside and out, we advise early viewing



At a glance:

- Detached Bungalow
- 3 Bedrooms
- Living Room with feature fireplace
- Family Bathroom
- Beautiful countryside views
- Outhouses and Large Shed with stoned yard
- Master Bedroom with Ensuite & Walk in Wardrobe
- Kitchen/Dining/Living
- Well maintained gardens with mature trees and shrubbery
- Popular Location

Reception Hall

6'7" x 15'0"

PVC glazed front door and two side windows leading into bright and spacious reception hall.

Access to hot press and cloakroom.

Living Room

15'4" x 17'9"

Bright living room with feature fireplace with granite inset and hearth and stone surround. Double doors leading to kitchen/dining.

Kitchen/ Living/ Dining area

27'6" x 12'5"

Solid wooden fitted kitchen with a range of high and low rise units with integrated stainless steel sink with granite work tops and splash backs. Electric oven and hob with overhead extractor fan. Integrated fridge/freezer and dish washer. Island unit with integrated stainless steel sink and area for seating. Tiled floor. Leading through to area for dining/living. Feature wooden ceiling beams. Door to rear.

Master Bedroom

8'10" x 25'10"

Dual aspect windows to front and rear.

Ensuite

6'7" x 4'8"

Suite encompassing low flush W/C, wash hand basin and corner shower. Tiled walls. Towel radiator.

Walk in Wardrobe

(Originally Bedroom 4)

12'2" x 8'4"

Walk in wardrobe which was originally the fourth bedroom. Easily converted back to bedroom 4.

Bedroom 2

12'2" x 11'8"

Rear facing.

Bedroom 3

9'2" x 11'8"

Rear facing with built in robes.

Bathroom

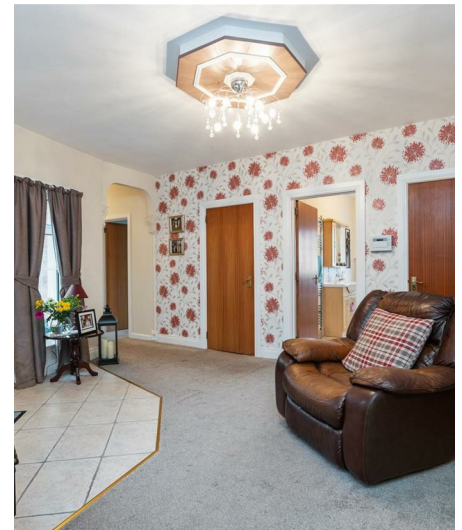
12'2" x 8'0"

White suite encompassing high flush W/C, wash hand vanity unit, corner shower and bath. Tiled walls and floor. Towel radiator. Hotpress.

Outhouse One

13'8" x 9'2"

Power and light. Electric and plumbed.



Outhouse Two

19'9 x 14'10

Large Shed

48'0 x 30'0

Large shed with electric door. Three rooms/ offices off it.

OUTSIDE

The property is approached via a tarmaced driveway with ample space for parking. To the front/side and rear are well maintained gardens laid in lawn with mature trees and feature flowerbeds with an array of mature shrubbery and access to two outhouses. The property further benefits from a 1.5 acre field.

There is also access to a large shed with stoned yard area.

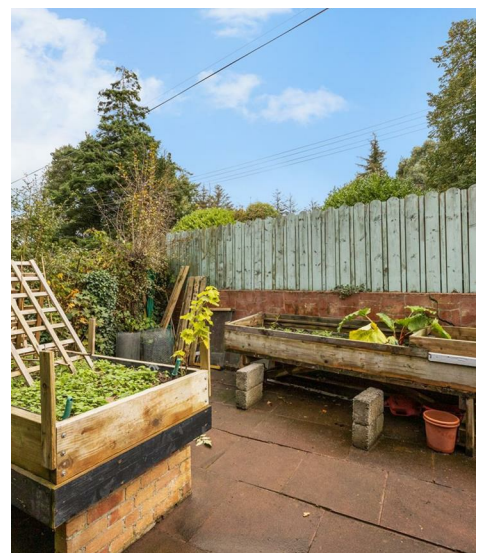










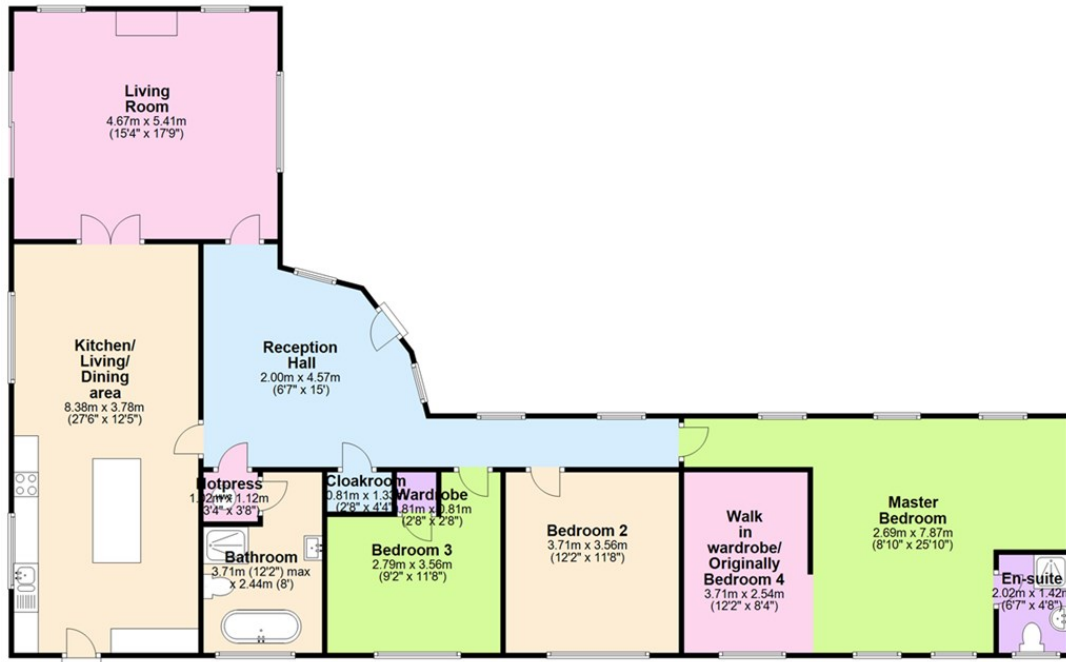






| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 47 | 57 |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not 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.

ULSTERPROPERTYSALES.CO.UK

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PRS Property Redress Scheme

OFT Approved code

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