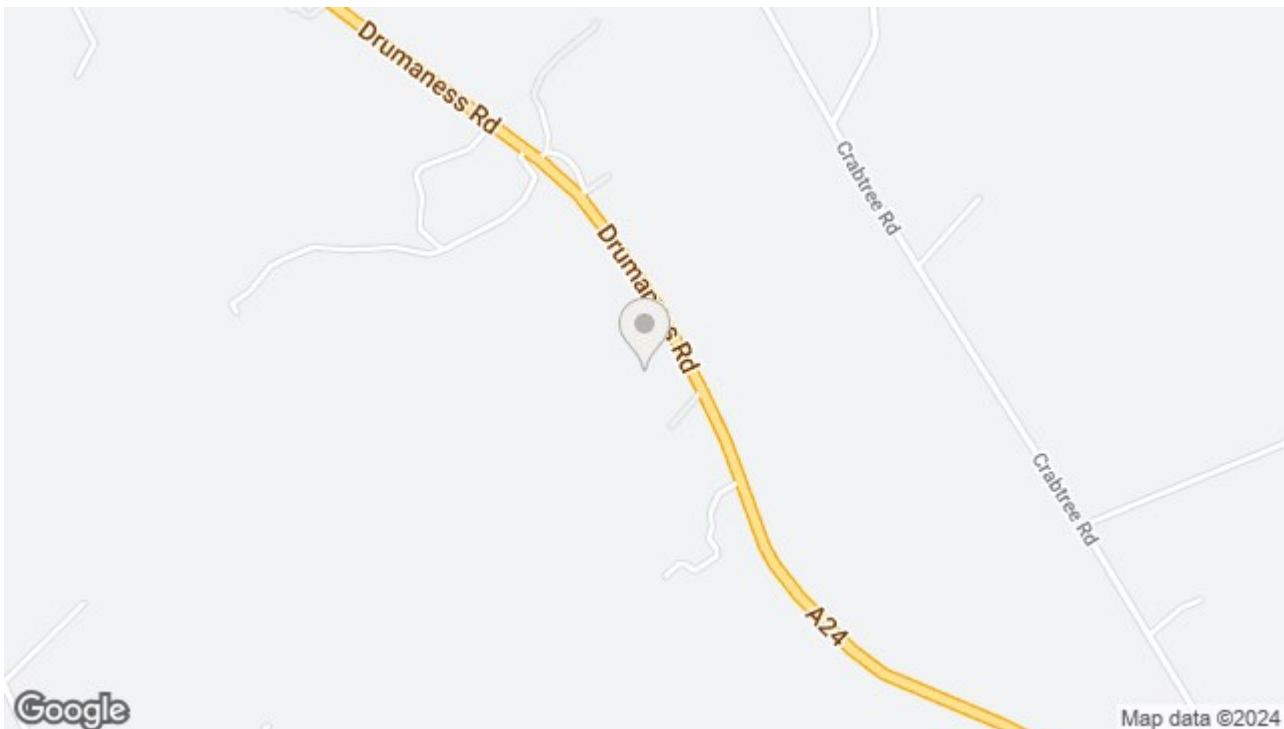




64 DRUMANESS ROAD, BALLYNAHINCH, DOWN, BT24 8LT



OFFERS AROUND £375,000



We are pleased to offer for sale this well presented detached home, yard and outbuildings on the Drumaness road, just outside Ballynahinch which sits on a private site with beautiful countryside views. Only on internal inspection will you fully appreciate the size and scope of this family home. The property comprises entrance hall, living room, kitchen with dining area, four bedrooms, master bedroom ensuite, shower room and bathroom. The property further benefits from a converted garage, lean to area and a garden room. Outside the property is set on a good size site with a large yard to the side with various outbuildings which may have some development potential (subject to planning). The house is conveniently located within easy commuting distance to Belfast, Lisburn and surrounding towns of Saintfield and Ballynahinch giving access to a number of excellent grammar schools and local amenities. And with the outhouses and yard with separate access it would be ideal for someone running a business.

The site extends to approximately 1 acre and is sure to appeal to many, and with so much to offer in this family home, early viewing is a must.





## At a glance:

- Detached family home
- Master bedroom ensuite
- Large yard
- Garage
- Outbuildings
- Four bedrooms
- Bathroom Shower room
- Potential planning
- Popular location
- Ideal for a business

### Entrance porch

3'9" x 7'10"

Double doors leading to entrance porch.

### Entrance Hall

4'9" x 20'0"

Large entrance hall with hotpress.

### Living Room

11'10" x 16'9"

Living room with fireplace, wood surround and tiled hearth. wood laminate flooring.

### Kitchen/Diner

19'10" x 9'4"

Range of high and low level units incorporating stainless steel sink unit and a half, space for cooker, stainless steel cooker hood with extractor fan, space for fridge freezer. Breakfast bar.

### Master Bedroom

17'0" x 6'7"

Rear facing. Spacious room with ensuite.

### Ensuite

10'3" x 5'0"

Suite comprising low flush w.c, wash hand basin and shower cubicle.

### Bedroom 2

11'5" x 14'5"

Front facing room. Currently used as dining room.

### Bathroom

9'10" x 10'6"

White suite comprising corner bath, with shower over, pedestal wash hand basin, low flush wc.

### Bedroom 3

8'6" x 9'6"

Front facing room, walk in wardrobes.

### Shower Room

White suite comprising shower unit, pedestal wash hand basin, low flush wc..

### Bedroom 4

12'0" x 12'0"

Front facing room, built in wardrobes.

### Utility Area

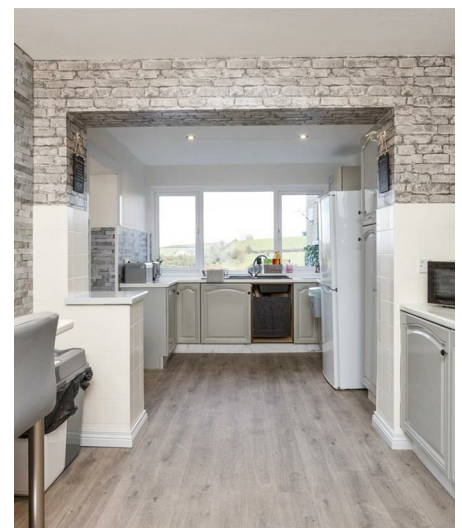
9'1" x 20'4"

Spacious laundry room, plumbed for washing machine, space for tumble dryer. Door to rear.

### Reception room/ Converted garage

22'3" x 10'0"

Window to rear, Storage cupboard, door to:



**Lean too garage**

27'1" x 17'0"

Window to side, Storage cupboard, Up and over door, door to:

**Garden Room**

Two windows to side, door.

**Large yard with Outbuidings**

**Outhouse one**

46'0 x 24'0 at widest point

**Outhouse two**

56'0 x 51'0 at widest point

**Outside**











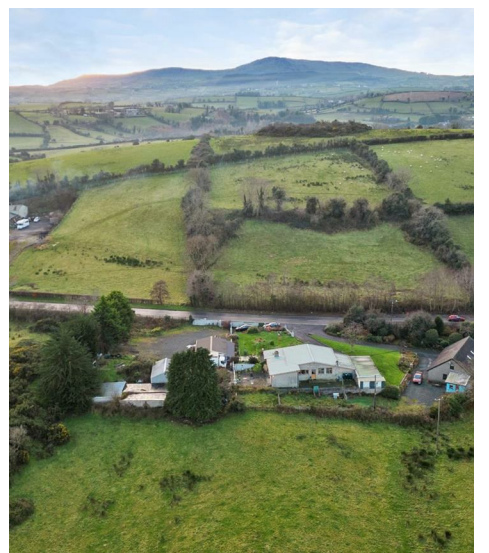




















Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>62</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

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**OFT**  
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