

simon**BRIEN**
RESIDENTIAL

217 Belfast Road,
Ballynahinch, BT24 8UP



Asking Price £675,000

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KEY FEATURES

- Superb Detached Property On A Private Site Of Approximately 1 acre.
- Adaptable Accommodation With Upstairs Accommodation Accessed By External Exterior Staircase With Planning Passed To Add Internal Staircase which can also act as a granny flat/ home office premises.
- Five Well Proportioned Bedrooms Three With Ensuite Shower Rooms & Three Bedrooms Downstairs
- Separate Shower Room & Spacious Extra Office Upstairs With Open Plan Kitchen / Dining / Living Area Which Has Been Rented Out Regularly For Guests On Booking .com
- Spacious Living Room With Stone Fireplace & Multi Fuel Stove With Double Doors Leading To Patio
- Dining Room With Double Doors Leading Outside
- Luxury Fitted Brookvale Kitchen With Granite Worktops & Centre Island Open Plan To Dining/ Living Area With Multi Fuel Fire
- Downstairs WC & Utility Area
- Gracious Reception Hall With Pvc Door Leading To Outside Sitting Area
- Oil Fired Central Heating (Under Floor On Ground Floor)
- Oak Upvc Double Glazed Windows
- Beam Vacuum System
- Electric Car Charging Point
- Solar Electric Panels 6.5 Kilowatt which run the electric bills for free.
- Solid Oak Skirting & Doors
- Independent Control To The Heating To The Apartment
- Integral Garage With Insulated Doors & Separate WC
- Mature Easy Maintained & Professionally Landscaped Gardens Of Approximately 1 Acre With Various Secluded Sitting Areas
- Approx. 5 Minutes From Ballynahinch (3 miles) Convenient To Saintfield (3 miles) Lisburn (7 miles) And Belfast (12 miles)
- Close To Leading Schools With Bus Stop On Main Road

SUMMARY

The sale of '217 Belfast Road' represents a rare opportunity to purchase a property in a beautiful yet convenient semi rural location.

It benefits from a granny flat above with separate access which one could also operate a business from home.

The property sits on a private site of 1 acre off the Belfast Road of Ballynahinch which is 5 Minutes From Ballynahinch (3 miles) Convenient To Saintfield (3 miles) Lisburn (7 miles) And Belfast (12 miles)

The house is immaculately presented with superb attention to detail. It offers well-proportioned and adaptable accommodation with three double bedrooms downstairs all with ensuite shower rooms, spacious living room, dining room and open plan kitchen / dining, utility and separate wc. The first floor is accessed by external steps and has accommodation of two spacious bedrooms, shower room and open plan kitchen / living / dining. This has been successfully rented regularly via booking .com but has planning in place if the next purchaser wants to put an internal staircase in to make the property 5 bedrooms in total. It is surrounded by beautifully professional landscaped gardens with various sitting areas.

This a unique property and is sure to attract interest from purchasers seeking a private detached property in beautiful surroundings and yet who want to be within easy reach of amenities.

Early viewing is strongly recommended to appreciate all this fine home has to offer.



ACCOMMODATION

ENTRANCE

uPVC front door to;

RECEPTION HALL:

Ceramic tiled floor. Corniced ceiling. Twin set of storage cupboard. Sliding PVC door to outside seating area.

GROUND FLOOR

DOWNSTAIRS WC;

Tiled floor. Low flush WC. Pedestal wash hand basin.



KITCHEN/DINING/LIVING AREA; 26' 2" x 25' 2" (7.97m x 7.66m)

Low voltage spot lighting. Ceramic tiled floor. Range of high and low level units. Granite worktops. Centre island. Integrated fridge freezer. Hotpoint integrated dish washer. Quooker boiling water tap. Electric double oven. 5 ring gas hob with stainless steel basin. Built in wine rack. Blanco stainless steel sink unit.

INTEGRAL GARAGE:

20' 4" x 19' 9" (6.19m x 6.01m)

Power and light. Electric up and over door. Electric car charger. Oil fired boiler.

DOWNSTAIRS WC;

Low flush WC. Pedestal wash hand basin. Ceramic tiled floor.

UTILITY ROOM:

Ceramic tiled floor. Range of low level units. Plumbed for washing machine. Space for tumble dryer. Stainless steel sink unit.



DINING ROOM:

13' 3" x 12' 6" (4.05m x 3.82m)

Hardwood flooring. Double uPVC doors to paved patio area.



LIVING ROOM:

25' 2" x 20' 1" (7.68m x 6.12m)

Corniced ceiling. Low voltage spot lighting. Stone fireplace with wood burning stove and 2 sets of double uPVC doors leading to paved patio area.

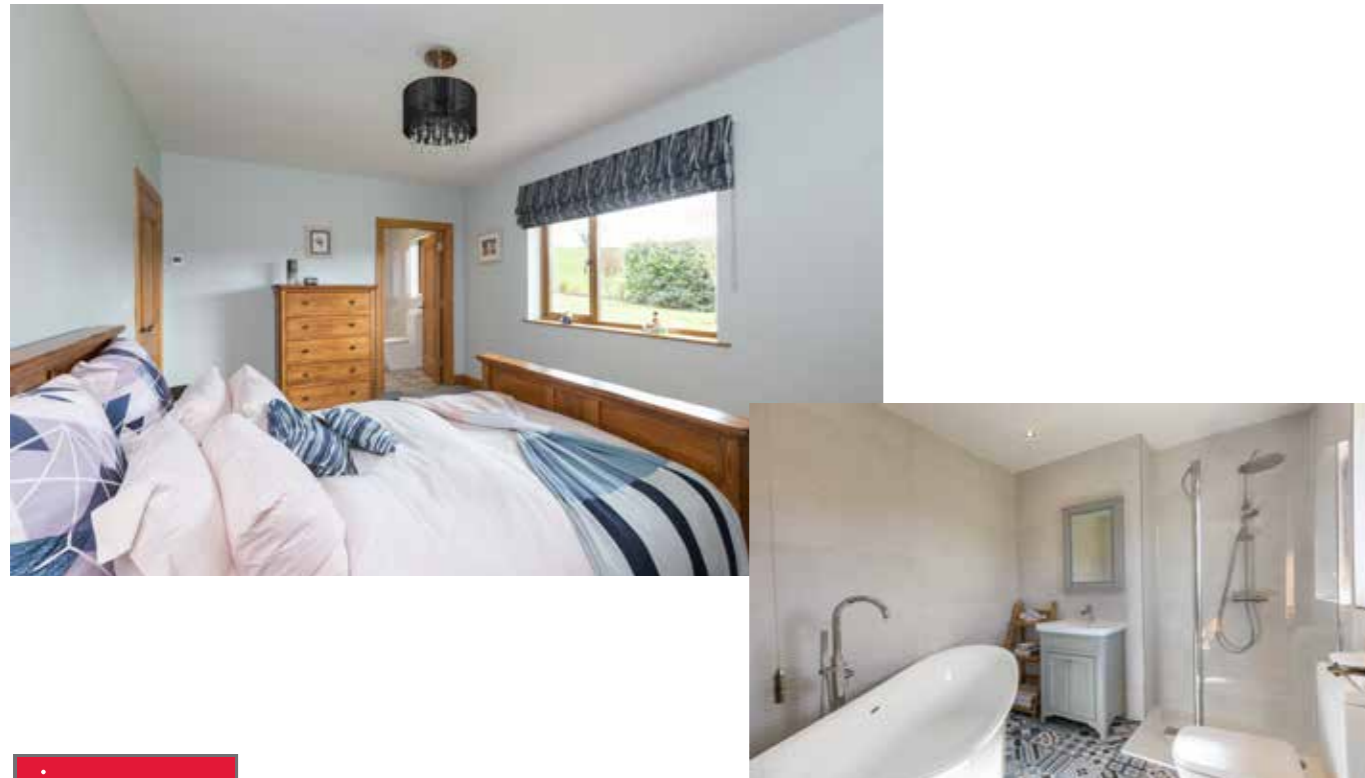


BEDROOM (1):

17' 1" x 10' 7" (5.21m x 3.23m)

ENSUITE BATH/SOWER ROOM;

Ceramic tiled floor. Low flush WC. Pedestal wash hand basin with vanity unit. Walk in shower with rainhead attachment. Low voltage spot lighting. Extractor fan.



BEDROOM (2):

19' 4" x 10' 2" (5.89m x 3.11m)



BEDROOM (3):

12' 10" x 10' 1" (3.92m x 3.07m)

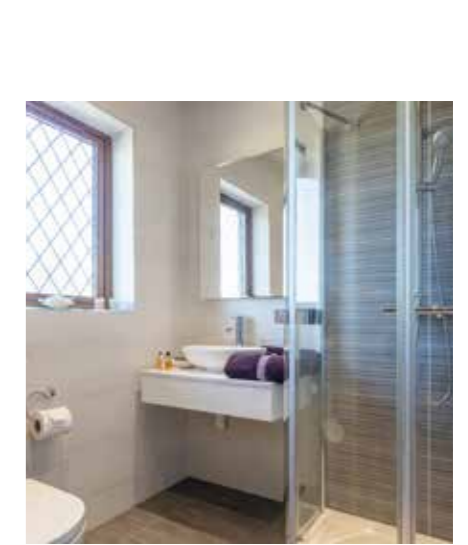
ENSUITE SHOWER ROOM:

Low flush WC. Oval pedestal wash hand basin. Fully tiled ceramic shower cubicle with rainhead showerhead attachment. Low voltage spot lighting. Extractor fan.



ENSUITE BATHROOM:

Low flush WC. Pedestal wash hand basin with circular vanity unit. Low voltage spot lighting. Extractor fan.



FIRST FLOOR : Accessed via external steps/Granny flat

KITCHEN/LIVING/DINING ROM;

51' 1" x 14' 3" (15.57m x 4.34m)

This can be easily adapted with internal stairs from ground floor. Low voltage spot lighting. Storage in eaves. Velux windows. Access to roofspace. Range of low level units. Twin stainless steel sink units. Island with under bench electric oven. 4 ring ceramic hob. Stainless steel and glass extractor fan. Plumbed for washing machine. Space for fridge freezer.



BEDROOM (4):
25' 6" x 14' 3" (7.76m x 4.35m)

Laminate wood flooring. Velux windows. Low voltage spot lighting.

SHOWER ROOM:

Low flush WC. Pedestal wash hand basin with vanity unit. Thermostatic shower. Low voltage spot lighting. Extractor fan.

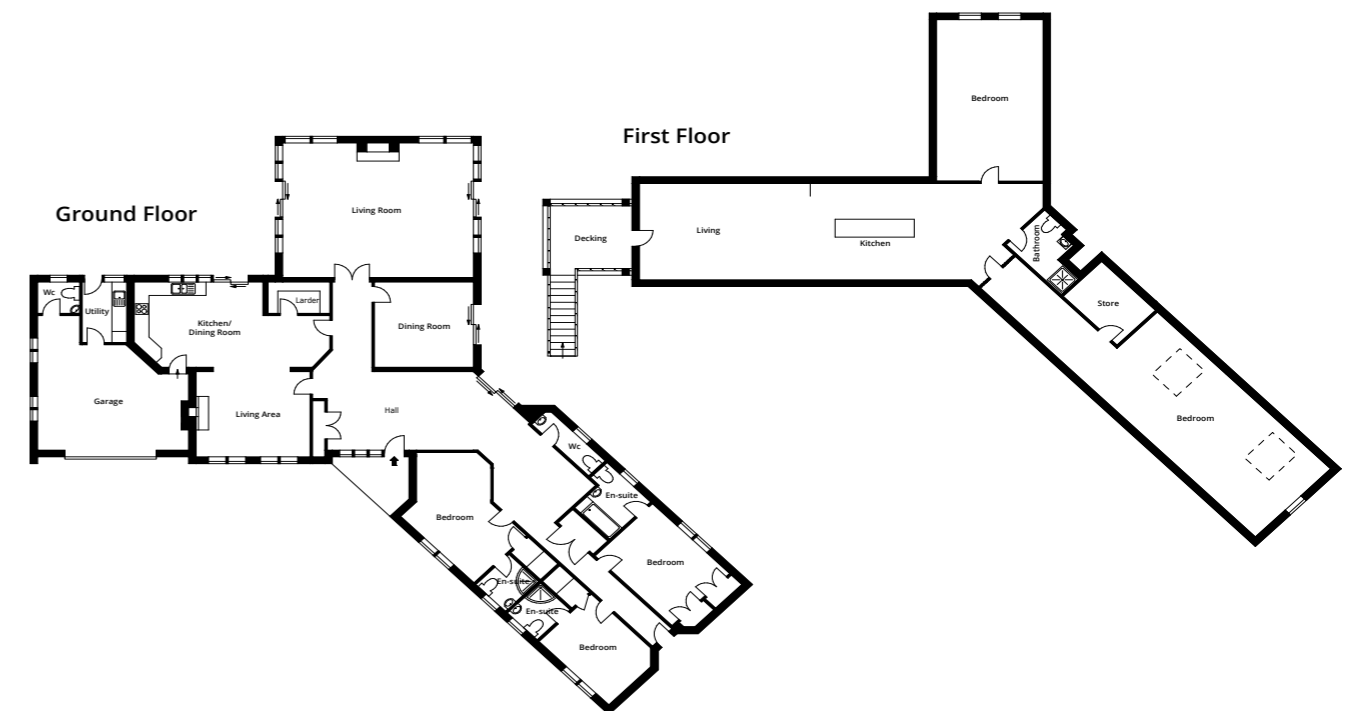


BEDROOM/OFFICE;
52' 9" x 14' 1" (16.08m x 4.30m)

Dressing room (not fitted).
Velux windows.

OUTSIDE

Entrance gates to shared access entrance. Gates to long tarmac sweeping driveway and tarmac area. House is on a private 1 acre site with modernised landscaped gardens in lawn with paved seating area with mature trees, plants and shrubs.



Location



Travelling from....

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



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