



## 67 Mill Road, Carryduff, BT8 8HL

**Price Guide £600,000**

Situated in a semi rural location, this exceptional detached bungalow must be viewed to appreciate the space and quality provided. Extended and fully renovated to the highest standard by its current owners, the property is an ideal family home with nothing to do other than move in. The accommodation, extending to approx. 3000 sq. ft. can be adapted as desired and currently comprises on the ground floor an inviting reception hall, front lounge, spacious open plan kitchen / living / dining room, three bedrooms (one with en-suite) and shower room with additional W.C. On the first floor there is an exceptional master bedroom with walk in dressing area, luxury en-suite bathroom suite and balcony offering pleasing views over the surrounding countryside. There is also a second bedroom on the first floor, again with beautiful en-suite shower room and additional storage room / study. In addition to the accommodation offered by the bungalow there is also a detached double garage with annex above which could be utilised for a range of different options such as a granny flat, teenagers den or a work from home office. Outside the property is accessed via electric gates and benefits from a driveway with ample parking and turning space. There is also an enclosed lawn to rear and courtyard patio garden. Offering a perfect blend of rural tranquillity and city convenience, 67 Mill Road is located only a short drive from Carryduff, Saintfield and Ballinahinch whilst also offering convenience to both Belfast & Lisburn City Centres. There are also bus routes with services to leading primary and secondary schools in all directions.

- An Exceptional Detached Home Located In A Peaceful Yet Convenient Location
- Finished To An Exacting Standard Throughout With Nothing To Do Other Than Move In
- Master Bedroom With Walk In Dressing Area, Ensuite Bathroom & Balcony
- Ground Floor Shower Room With Additional W.C
- Electric Gates, Attached Garage, Rear Garden Area In Lawn, Courtyard Patio With Countryside Views
- Extended Adaptable Accommodation Which Can Be Utilised As Desired
- Spacious Open Plan Kitchen / Living / Dining Room With Feature Brick Fireplace & Multi Fuel Stove
- Four Additional Bedrooms, Two With Ensuites & Study
- Detached Double Garage With Self Contained Annex Above
- Easy Access To Belfast City Centre, Leading Schools & Many Local Amenities

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		



**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR  
ENTRANCE**



Bright reception hall with herringbone floor.

**LOUNGE 14'9" x 14'9" (4.5 x 4.5)**



Wood floor, fireplace with granite hearth. Floor to ceiling window. Recessed spotlighting.

**BEDROOM ONE 12'1" x 11'5" (3.7 x 3.5)**



Wood floor. Floor to ceiling window. Recessed spotlighting.

**KITCHEN / LIVING / DINING 29'2" x 16'8" (8.9 x 5.1)**



Extensive range of high and low level units, island unit with stainless steel sink unit and casual dining area, integrated fridge / freezer, extractor canopy, part tiled walls, tiled floor, recessed spotlighting. Feature brick fireplace with multi fuel stove. Double doors to enclosed courtyard.



**W.C**

Low flush W.C, wash hand basin.

### BEDROOM TWO 12'5" x 12'5" (3.8 x 3.8)



Wood floor. Mirrored built in robe. Double doors to rear. Recessed spotlighting.

### ENSUITE SHOWER ROOM

Low flush W.C, wash hand basin, enclosed shower.

### BEDROOM THREE 11'9" x 11'9" (3.6 x 3.6)



Wood floor. Recessed spotlighting.

### BATHROOM



Luxury suite with free standing bath, wash hand basin with vanity unit below, walk in shower, wall hung W.C, part tiled walls, tiled floor, recessed spotlighting.

### ON THE FIRST FLOOR

### MASTER BEDROOM 25'3" x 19'4" at widest points (7.7 x 5.9 at widest points)



Double doors to balcony. Recessed spotlighting.

### DRESSING AREA



Mirrored built in robe. Storage into eaves.

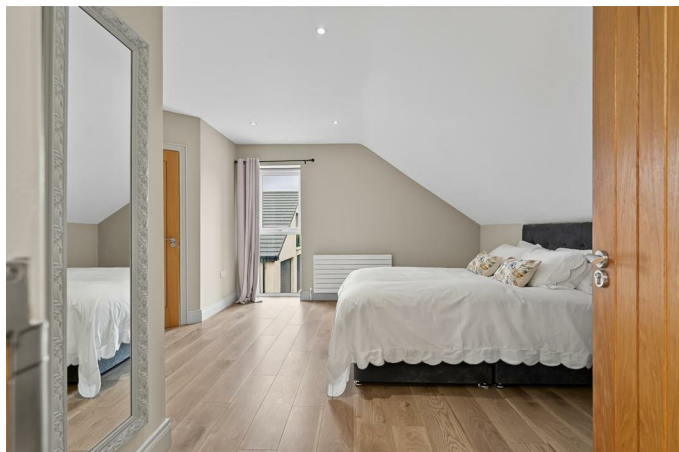
### ENSUITE BATHROOM



White suite comprising free standing bath, wall hung W.C, wash hand basin, walk in shower. Storage into eaves.

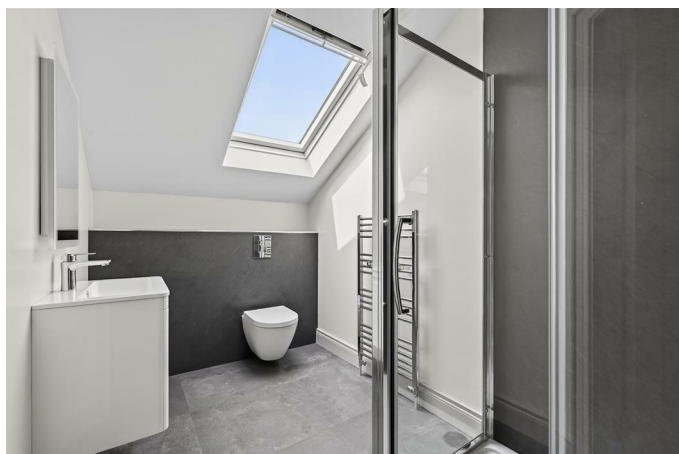


**BEDROOM 4 15'8" x 13'1" at widest points  
(4.8 x 4.0 at widest points)**



Recessed spotlighting.

**ENSUITE SHOWER ROOM**



Comprising wash hand basin with vanity unit below, wall hung W.C., enclosed shower.

**STUDY 11'5" x 6'10" (3.5 x 2.1)**

**DETACHED DOUBLE GARAGE / ANNEX 27'6" x 27'2" (8.4 x 8.3 )**



Self contained annex on first floor adaptable as desired. Laminate wood flooring, recessed spotlighting. Excellent storage.

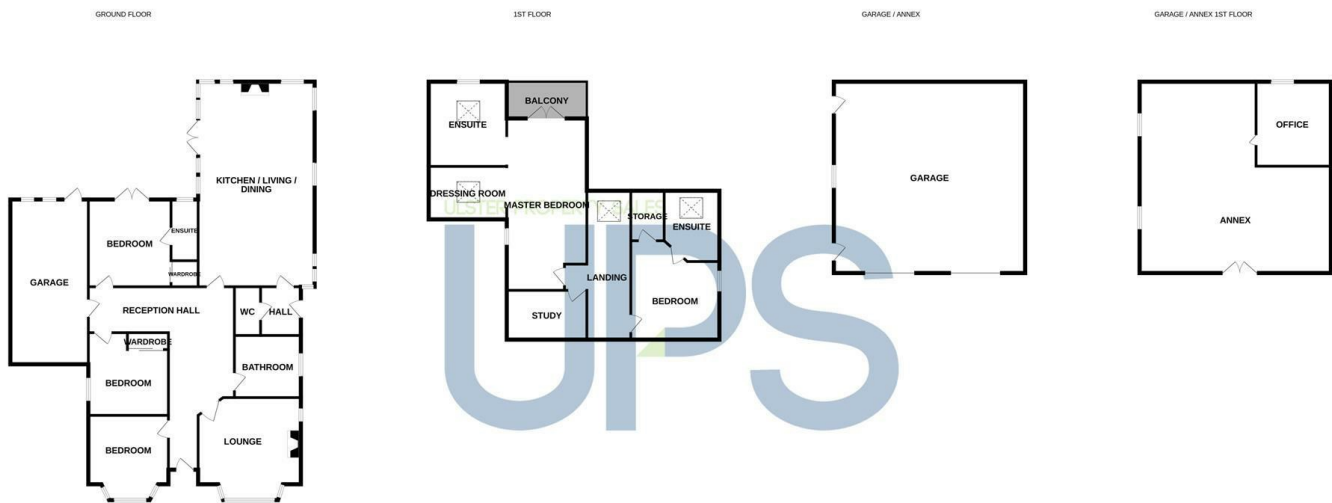
**ATTACHED GARAGE 23'7" x 11'1" (7.2 x 3.4)  
OUTSIDE**



Accessed via electric gates, spacious driveway with ample parking, enclosed courtyard patio, rear garden in lawn. Water tap, lighting.

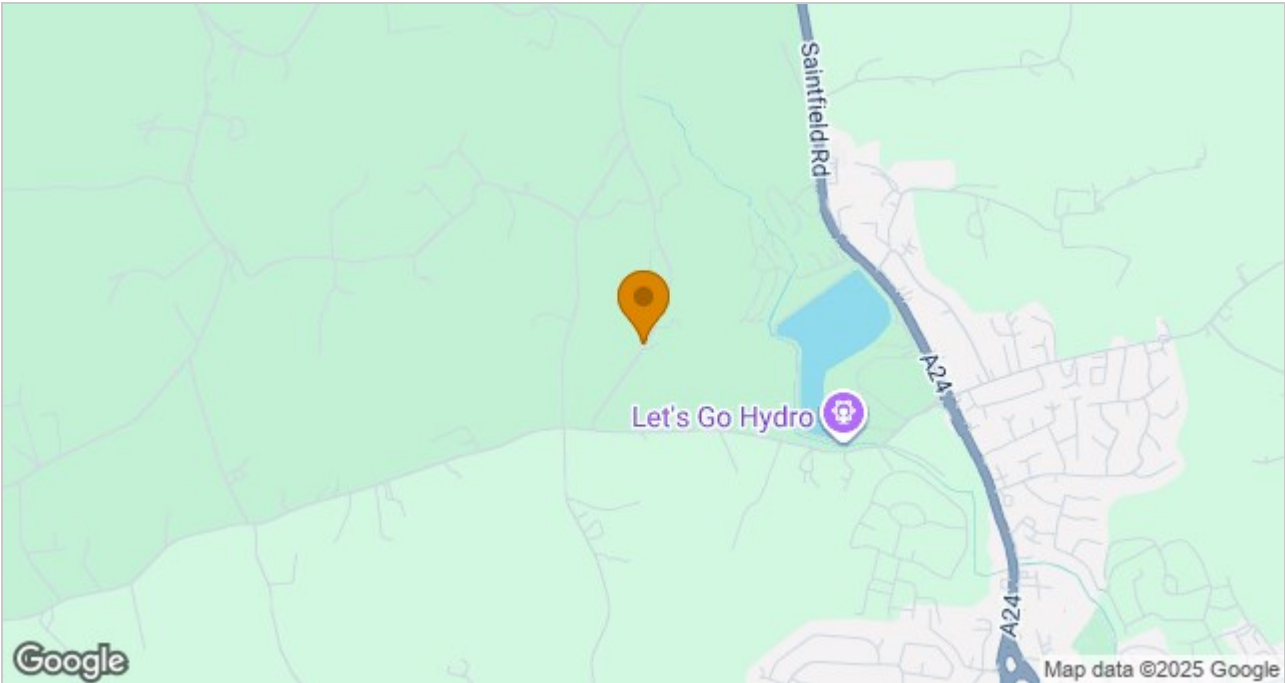


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



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