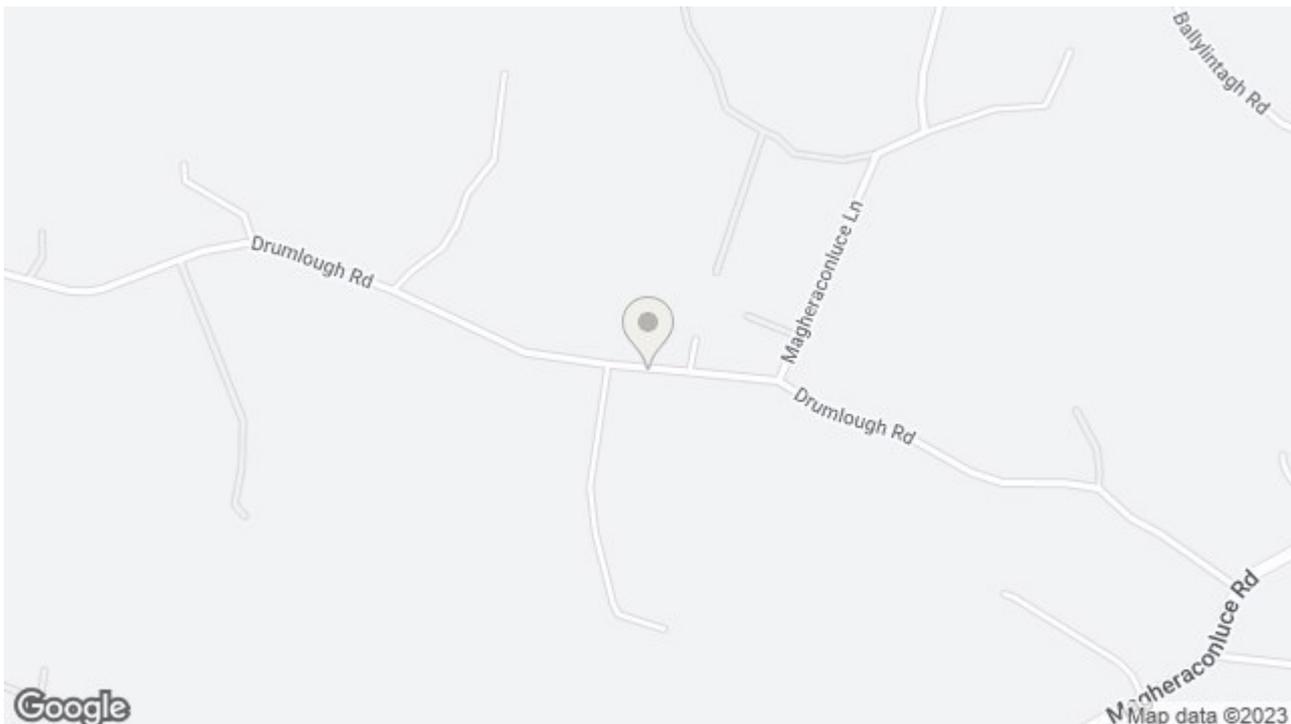




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95 DRUMLOUGH ROAD, ANNAHILT, HILLSBOROUGH, DOWN, BT26 6PU



OFFERS AROUND £419,950

We are pleased to present this truly impressive detached Country Home boasting spacious family orientated accommodation in this ever popular area of County Down. The property comprises living room, open plan kitchen/ living / dining area, sun room, utility room, study, four bedrooms (master bedroom ensuite) and a family bathroom. The second floor has been left ready for conversion should it be required. The present owners have given the property a high specification of finish including a Beam vacuum system, zoned thermostatic under floor heating, solid second storey flooring in bison slabs, solid oak staircase and large areas of the ground floor in Italian tiled flooring. Externally the family home is set on a spacious elevated site with gardens laid out in lawns electric gates, private tree lined driveway and a concreted courtyard to the side and rear. With so much to offer in the great commuter location early viewing is a must.



At a glance:

- Four/ five bedrooms
- Family bathroom
- Sun room
- Large site
- Detached family home
- Master bedroom ensuite
- Open plan kitchen/ living dining
- Sitting room
- Gated driveway

Reception Hall

Pvc front door to spacious reception hall with italian tiled flooring. Solid spindled stairwell leading to extensive balcony/gallery overlooking the reception hall with views to the front of the property.

Open Plan Living/Dining/ kitchen Area

26'0" x 15'2"
Bright spacious room with solid wooden flooring. Feature wood burning stove on a raised tiled hearth.

Kitchen Area

15'0" x 12'10"
Luxury range of high and low level American walnut units including granite worktops with raised splashback, recess for Range cooker and American fridge freezer, feature central island unit with stainless steel sink unit and dishwasher. Tiled floor.

Sun Room

14'6" x 14'0"
French doors to sun room with solid wooden floor. Patio doors to rear paved area.

Sitting Room

15'3" x 8'6"
Solid wooden floor. Fireplace with cast iron inset and tiled hearth with wooden surround.

Utility room

15'3" x 5'2"
A range of high and low level units including stainless steel sink unit and recess for washing machine and tumble dryer. Door to rear.

Cloakroom

White suite comprising low flush w.c and pedestal wash hand basin.

Office/ Bedroom five

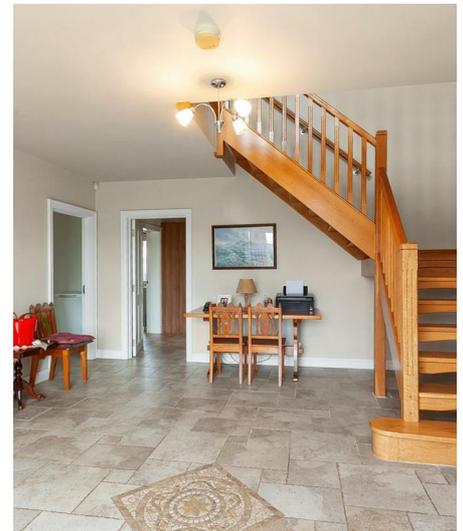
15'2" x 7'6"

First floor.

Extensive balcony/gallery overlooking the reception hall with views to the front of the property.

Bathroom

10'0" x 9'7"
Luxury white suite comprising feature double jacuzzi bath with hand shower and integrated 26" television, low flush w.c, twin wash hand basins, corner shower area. Heated towel rail. Fully tiled.



Master Bedroom

16'1" x 12'10"

Master bedroom with solid wooden floor, walk in wardrobe and ensuite.

Ensuite

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

Bedroom Two

15'3" x 9'6"

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Bedroom Three

15'3" x 12'4"

Built in robes.

Bedroom Four

15'0" x 9'0"

Built in robes.

Outside

Electric gates leading to concrete driveway with large gardens laid out in lawn with mature plantings and patio area to the rear.

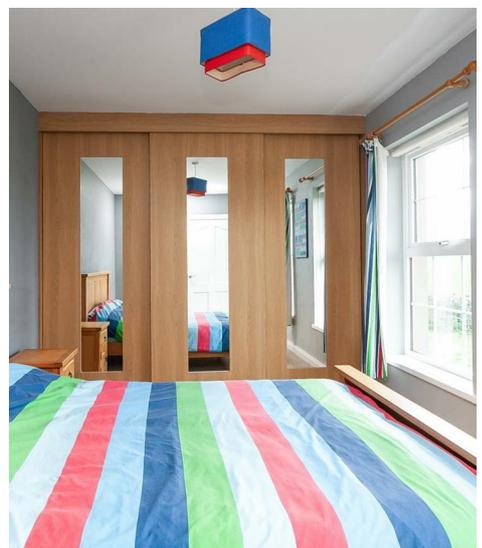
















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	65	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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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