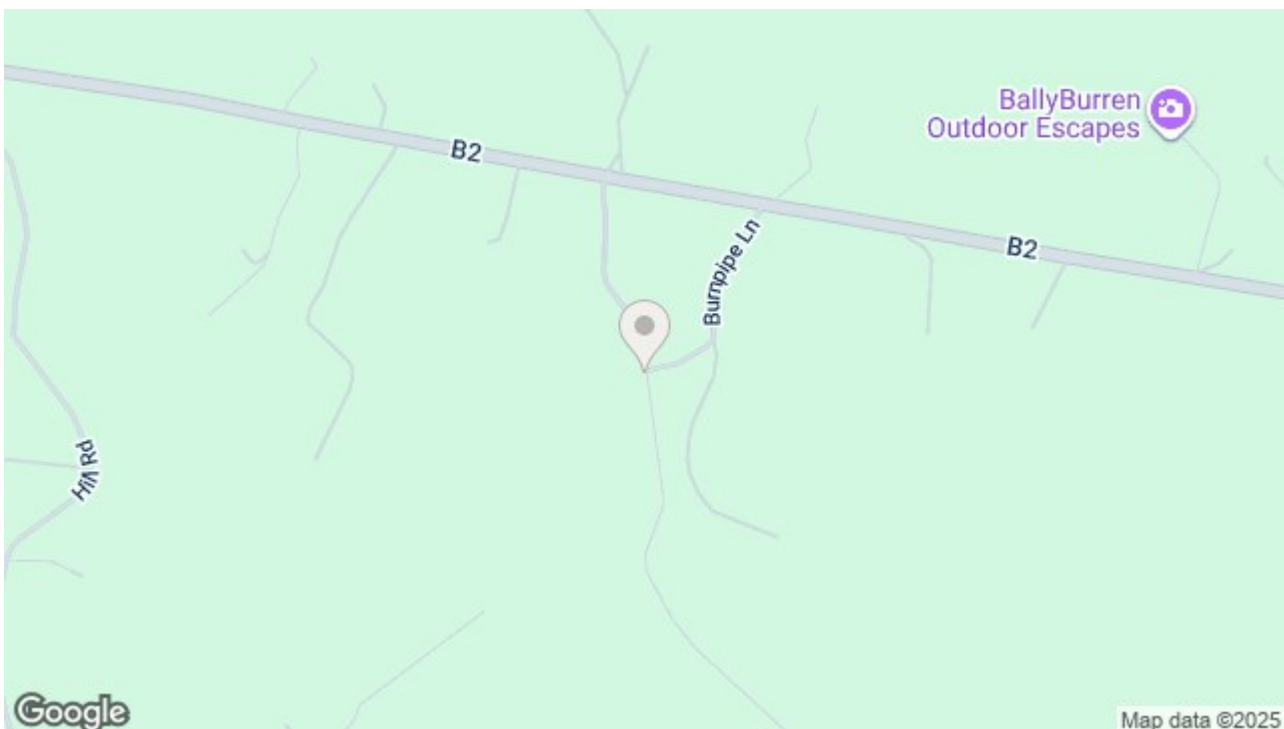




7 BURNPIPE LANE, BALLYNAHINCH, BT24 8HY



OFFERS AROUND £375,000

A superb opportunity awaits with this well-presented residence set on a large, mature plot in a highly desirable location close to local amenities. Boasting flexible accommodation throughout, this property will be of interest to growing families, those who work from home, or anyone seeking space, character and versatility.

Flexible Accommodation: The house is designed to adapt to a range of needs. There are four bedrooms plus a further room which could serve as a fifth bedroom, gym, or reception room. In addition you'll find:

Living room

Study

Sitting room

Kitchen with dining area

Shower room

Bathroom

The combination of reception rooms gives options for formal entertaining, casual family life, and/or separate working space. The presence of both sitting room and study enhances privacy and flexibility.

The property sits on a generous, mature site, offering excellent garden space and privacy. A large garage provides ample storage or workshop space, useful for vehicles, hobbies, or trades.

The house is well presented throughout, with high standards of maintenance evident in all rooms. The décor and finishes make this a move-in ready home in which many of the features are already in place.

A strong selling point. It is close to local amenities — shops, schools, public transport options, etc. It offers the benefits of semi-rural or leafy living while still being within reach of the conveniences of town.



At a glance:

- Detached bungalow
- Living room
- Gym/ Reception/ Bedroom 5
- Bathroom
- Large gardens
- Four bedrooms
- Sitting room
- Shower room
- Garage
- Popular location

Porch

4'10" x 8'2"

Solid wood front door to entrance hall with wooden laminate flooring.

Entrance Hall

12'4" x 8'2"

Large entrance hall with wooden laminate flooring and under stairs storage cupboard.

Study

5'5" x 8'2"

Front facing.

Living Room

16'10" x 14'8"

Large bright living room with feature fireplace.

Sitting Room

11'6" x 13'1"

Sitting room with feature fireplace with wood burning stove and wooden flooring.

Kitchen/Dining Room

13'0" x 13'8"

A range of high and low level units including 2 separate sink units, integrated double oven and hob, recess for dishwasher and fridge. Wooden flooring. Door to garage.

Gym/ Reception/ Bedroom

9'9" x 13'8"

Front facing room with wooden flooring. Currently used as a gym but could be bedroom or reception room.

Bedroom 1

11'6" x 9'9"

Rear facing bedroom with double doors to rear.

Shower Room

6'2" x 6'1"

Shower room with low flush w.c, wash hand basin and shower. Pvc walls.

Landing

5'8" x 17'7"

Two store cupboards.

Bedroom 2

11'6" x 12'0"

Large bedroom with built in wardrobes.

Bedroom 3

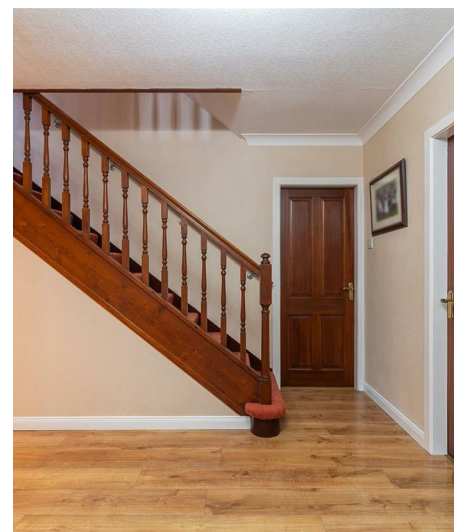
12'0" x 11'1"

Large bedroom with built in wardrobes.

Bathroom

7'6" x 6'0"

White suite comprising low flush w.c, wash hand basin and bath with overhead shower.



Bedroom 4

9'3" x 12'0"

Bedroom with built in wardrobes.

Garage

18'0" x 17'1"

Up and over door. Power. Storage cupboards and utility space. Door to rear.

Outside

To the front is a large garden laid out in lawns with mature plantings and off street parking. To the rear is a large garden with mature trees and lawns and views onto fields.

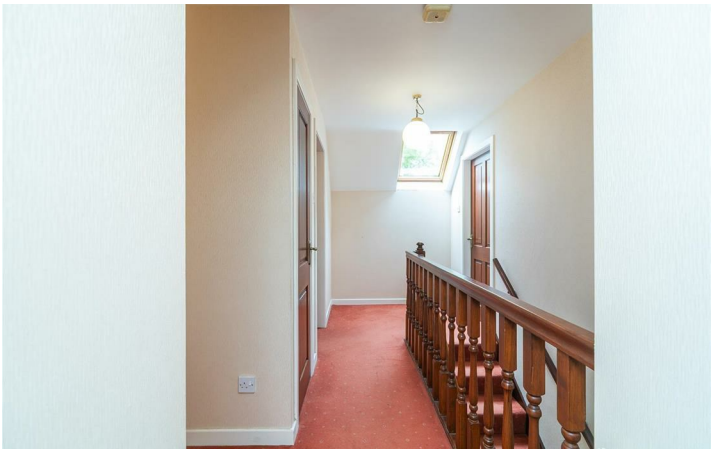
















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

RENTAL DIVISION
028 9070 1000

PRS Property
Redress
Scheme

OFT
Approved code

Petrie Enterprises Ltd; Trading under licence as Ulster Property Sales (Ballymena) Gareth Dallas
©Ulster Property Sales is a Registered Trademark