

ULSTER PROPERTY SALES

UPS

BALLYNAHINCH BRANCH

2 Main Street, Ballynahinch, County
Down, BT24 8DN

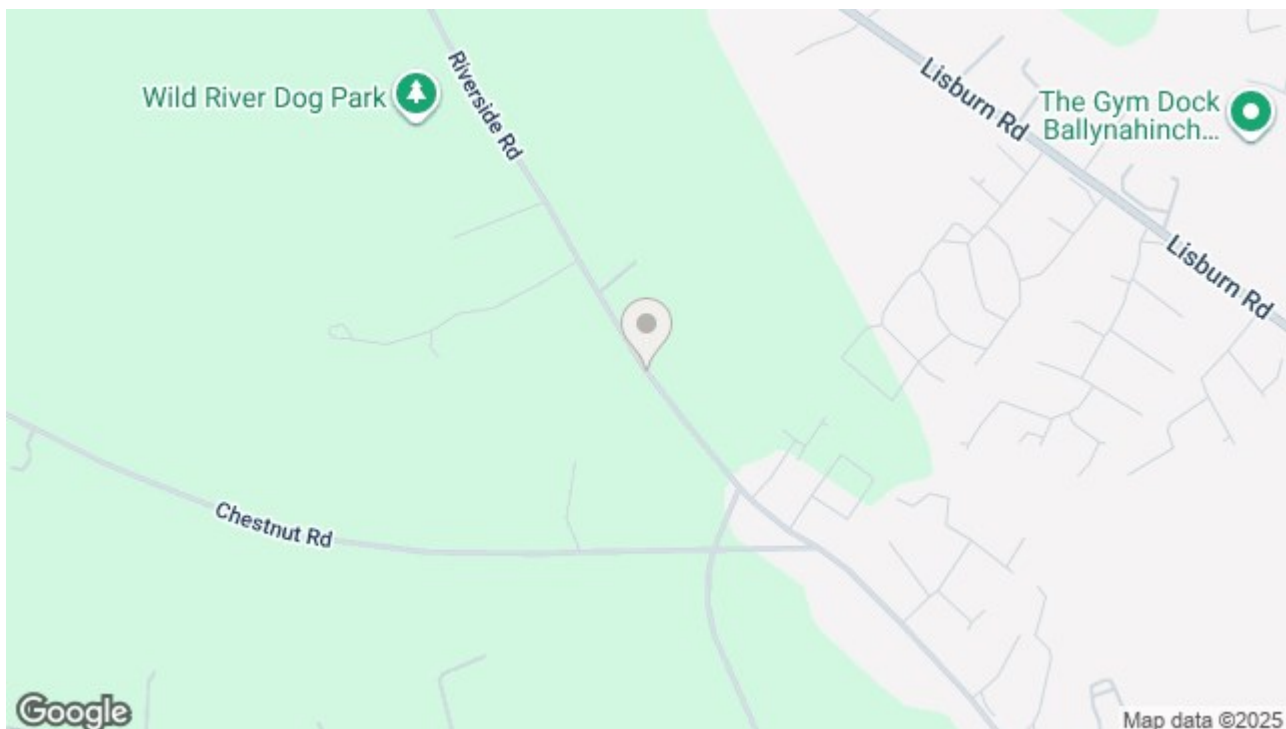
0289 756 1155

ballynahinch@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



38 RIVERSIDE ROAD, BALLYNAHINCH, BT24 8TY



OFFERS OVER £398,987

38 Riverside Road, Ballynahinch – A Spacious Family Home with Self-Sufficient Living

Nestled in a sought-after area of Ballynahinch, 38 Riverside Road offers the perfect blend of modern family living and sustainable country charm. This impressive detached property boasts four generous bedrooms, including a master bedroom with ensuite, and provides ample space for family life, entertaining, and relaxation.

Inside, the home features a bright living room, a cosy sitting room, and a welcoming sunroom that overlooks the gardens – ideal for enjoying the changing seasons. The dining room provides a formal space for family meals, while the kitchen with dining area is perfectly designed for everyday living. A utility room with W.C. and a family bathroom complete the well-planned interior layout.

Stepping outside, the property is a gardener's paradise. The extensive grounds feature two polytunnels, a glasshouse, bee hives, chicken coop, multiple garden sheds, a rainwater harvesting system, and an array of mature fruit trees. With solar panels also in place, this home offers an exceptional opportunity to live more sustainably and enjoy a high degree of self-sufficiency.

Situated in a highly convenient location, the property benefits from easy access to local schools, shops, and amenities, as well as excellent commuting links to Belfast, Lisburn, and Downpatrick.

38 Riverside Road truly combines rural tranquillity with modern convenience – a rare opportunity to enjoy a self-sufficient lifestyle without sacrificing comfort or connectivity.

Key Features:

- Four spacious bedrooms (master ensuite)
- Living room, sitting room, sunroom, and dining room
- Modern kitchen with dining area
- Utility room with W.C. and family bathroom
- Large gardens with polytunnels, glasshouse, bee hives & chicken coop
- Rainwater harvesting system & solar panels
- Selection of fruit trees and garden sheds



At a glance:

- Detached Bungalow
- Dining room
- Sitting room
- Double garage
- Large site
- Four bedrooms
- Sunrooms
- Living room
- Master bedroom ensuite
- Poly tunnels

Entrance Porch

Glazed PVC front door, glazed side panels leading to entrance hall. Tiled flooring.

Entrance Hall

4'4" x 6'7"

Entrance door with stained glass side panels, wood flooring, double doors to living room.

Living Room

18'10" x 14'0"

Double doors leading to living room with large bay window to front, church window to side, feature marble fireplace, marble hearth with solid wood surround. Decorative architraves.

Dining Room

12'0" x 15'10"

Dining room with bay window to front, feature marble fireplace and hearth with wood surround.

Kitchen/Dining Room

16'2" x 14'0"

Range of high and low level units incorporating integrated oven and microwave, electric hob with extractor fan above, stainless steel sink unit, dishwasher, space for fridge/freezer. Wall tiles to splash, tiled flooring. Door to sitting room.

Utility Room

5'10" x 13'1"

Range of high and low level units, plumbed for washing machine. Window to side, pine tongue and groove ceiling, Wall tiling and tiled flooring. Door to WC.

WC

5'10" x 4'10"

White low flush wc and wash hand basin. Fully tiled walls and flooring, pine tongue and groove ceiling.

Sitting Room

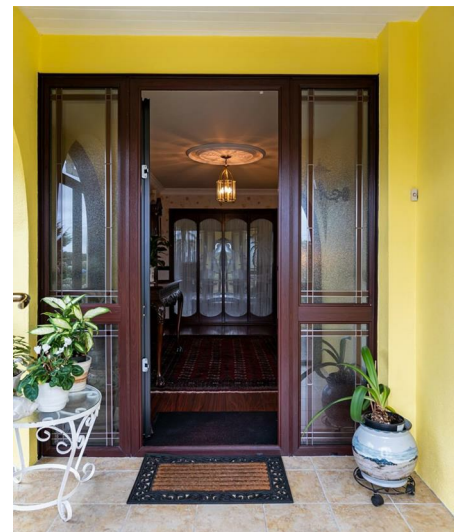
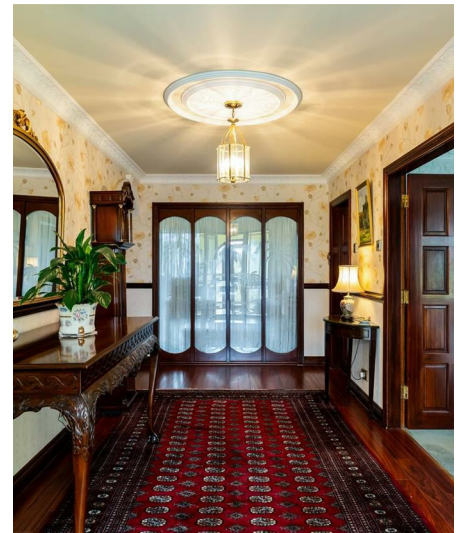
11'10" x 11'10"

Sitting room with window to rear, tongue and groove ceiling.

Sun Room

12'2" x 10'3"

Sunroom with tiled flooring and double doors leading to paved patio area and steps to gardens.



Bedroom 1

11'10" x 11'11"

Rear facing room with door leading to ensuite.

En-suite

8'6" x 4'0"

White suite incorporating pedestal wash hand basin, low flush wc, large shower enclosure. Fully tiled walls and flooring.

Bedroom 2

11'10" x 9'10"

Rear facing room.

Bedroom 3

12'0" x 12'7"

Front facing room with bay window.

Bedroom 4

12'0" x 11'11"

Front facing room with bay window, built in storage.

Bathroom

9'2" x 8'10"

Large family bathroom with white suite incorporating, pedestal wash hand basin, low flush wc, bidet, raised floor area with corner bath with telephone shower fitting, separate shower unit. Fully tiled walls, tiled flooring, upvc tongue and groove ceiling.

Double Garage

Integrated double garage with two roller shutter doors.

Hotpress

2'4" x 4'10"

Double door, door to:

Store

3'0" x 4'0"

Outside

The property is accessed via remote front gates (motors recently replaced with 3 years warranty), tarmac driveway leading to tiled patio area. Gardens to front and rear with views over surrounding countryside.

Gardens include:
Vegetable gardens designed with permaculture and regenerative principles.
No chemicals used on gardens for at least 7 years.

Electroculture system installed to promote plant growth.
Most plants are either edible or medicinal

2 poly tunnels
glasshouse
2 permaculture ponds
2 garden sheds
Chicken coup and large fenced area.
Bee hives for honey
2 huge compost bins ready for next season
Rainwater harvesting system, filtered, large storage, pumped to garden.
Firewood

Fruit trees – Apples, pear, plum, crab apple, walnut, cobnut, almond, heart nut, pine, hazel
Berries – Blue berry, White currants, red currant, Black currants, Choke berry, Raspberries, Logan berry, thornless blackberry

Willows for medicinal
Lots of herbs

200m2 native wild flower meadow in front of house which continually changes colour as different plants flower.

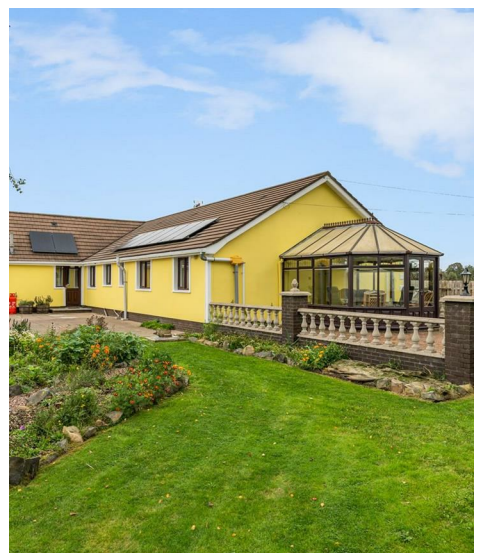
















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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