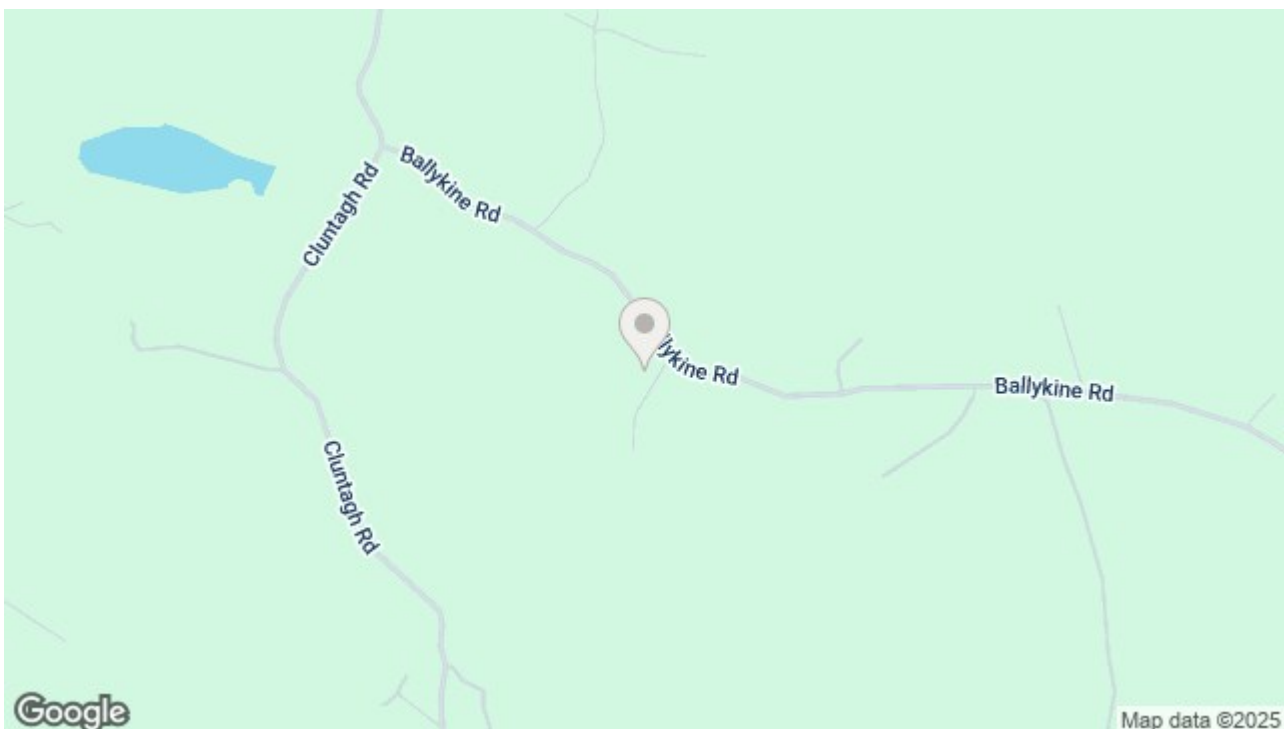




86 BALLYKINE ROAD, BALLYNAHINCH, DOWN, BT24 8JD



OFFERS AROUND £350,000

86 Ballykine Road – Charming 3-Bed Detached Home with Workshop and Paddock on Approx. 1.5 Acres

Set in a peaceful rural location yet conveniently close to local amenities, 86 Ballykine Road offers the perfect blend of country living and modern comfort. This attractive three-bedroom detached home is nestled on a generous 1.5-acre site, complete with paddock to rear and a large workshop, making it ideal for families, hobbyists, or those seeking space to work from home.

The property enjoys bright, well-proportioned accommodation throughout, featuring a welcoming entrance hall, spacious living room, sitting room with wood burning stove, open plan through to a fitted kitchen with space for dining. The three bedrooms are comfortably sized and a family bathroom.

Outside, the expansive grounds offer excellent versatility – with neatly kept gardens and patio area ideal for outside entertaining, a rear paddock area perfect for equestrian or smallholding use, and a substantial workshop providing endless potential for business, storage, or creative projects.

Located just a short drive from local shops, schools, and transport links, this home provides the peace of the countryside without sacrificing convenience.

Key Features:

3-bedroom detached home

Set on approx. 1.5 acres with paddock

Large workshop/outbuilding

Spacious and well-presented interiors

Peaceful rural setting close to local amenities

Excellent potential for home-based business or smallholding



At a glance:

- Detached House
- Living Room with fireplace
- Kitchen / Dining and Separate Utility Room
- Gardens with Countryside Views
- Convenient Location to Local Amenities
- Three Bedrooms
- Sitting Room with feature fireplace and wood burning stove
- Family Bathroom
- Large Workshop
- Site of Approx. 1&1/2 Acres

Entrance Hall

6'7" x 5'4"

PVC glazed door and side panel window into light and spacious entrance hall. Access to hot press.

Living Room

15'9" x 13'5"

Bay window to front. Feature fireplace.

Sitting Room

10'2" x 13'10"

Feature fireplace with brick surround and hearth, wooden mantle and wood burning stove. Open plan through to kitchen/dining;

Kitchen/Dining Room

13'2" x 6'7"

Range of high and low rise units with stainless steel sink and drainer. Space for American style fridge/freezer. Door to rear and access to utility room.

Utility Room

6'8" x 6'2"

Boiler and recess for washing machine.

Bedroom One

9'9" x 13'10"

Front facing.

Bedroom Two

13'4" x 9'10"

Rear facing. Built in wardrobe.

Bedroom Three

9'5" x 9'10"

Rear facing. Built in wardrobe.

Bathroom

9'5" x 5'6"

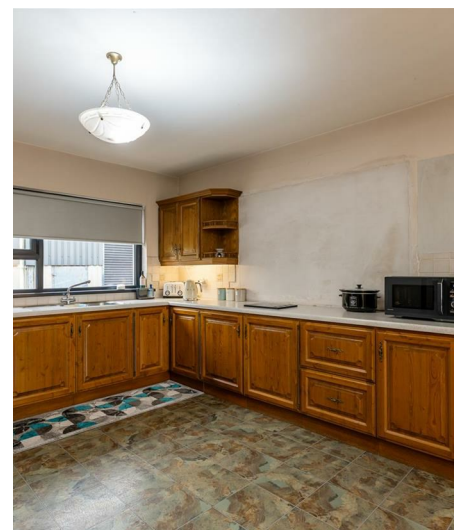
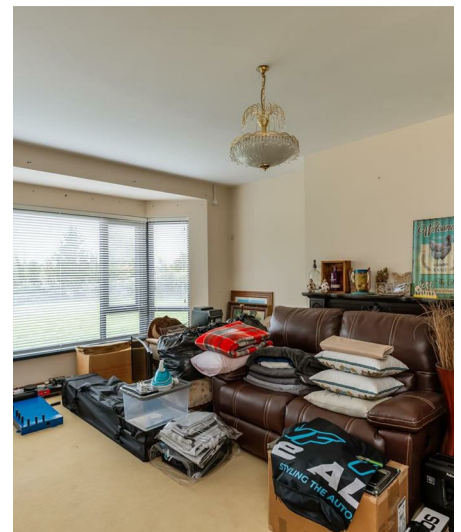
White suite encompassing roll top bath; low flush W/C and wash hand basin.

Workshop

Up and over door, door to side. Power and light.

OUTSIDE

The property sits on a site of approximately one and a half acres and is approached through stoned pillars with gates to tarmaced driveway and ample space for parking. To the front there is a large area laid in lawn with access to workshop. To the rear there is a patio area ideal for outside entertaining and paddock area.













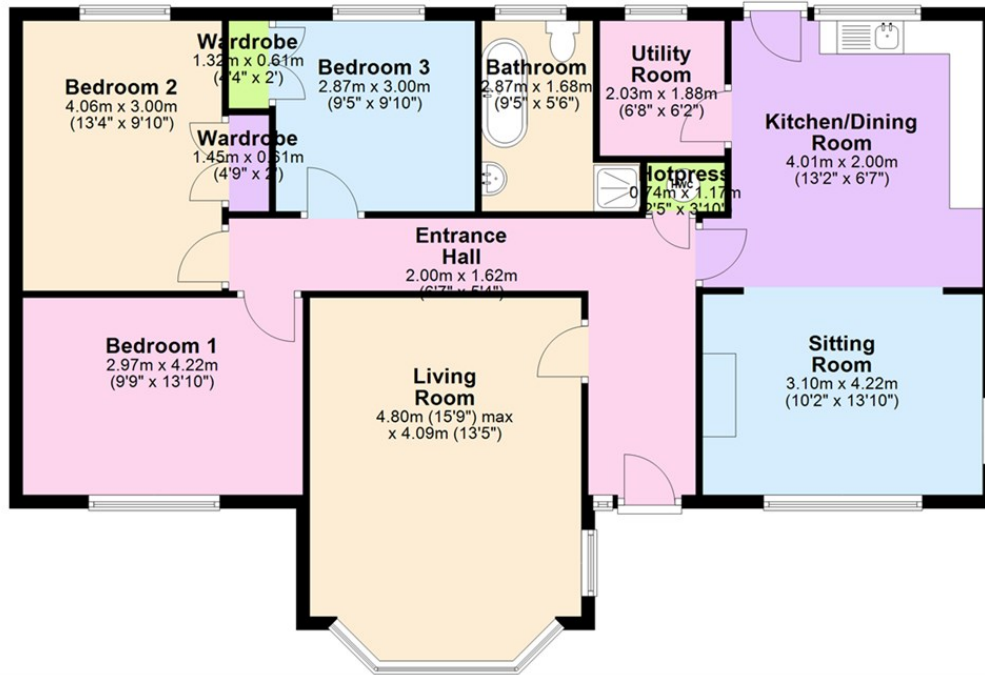






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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.

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