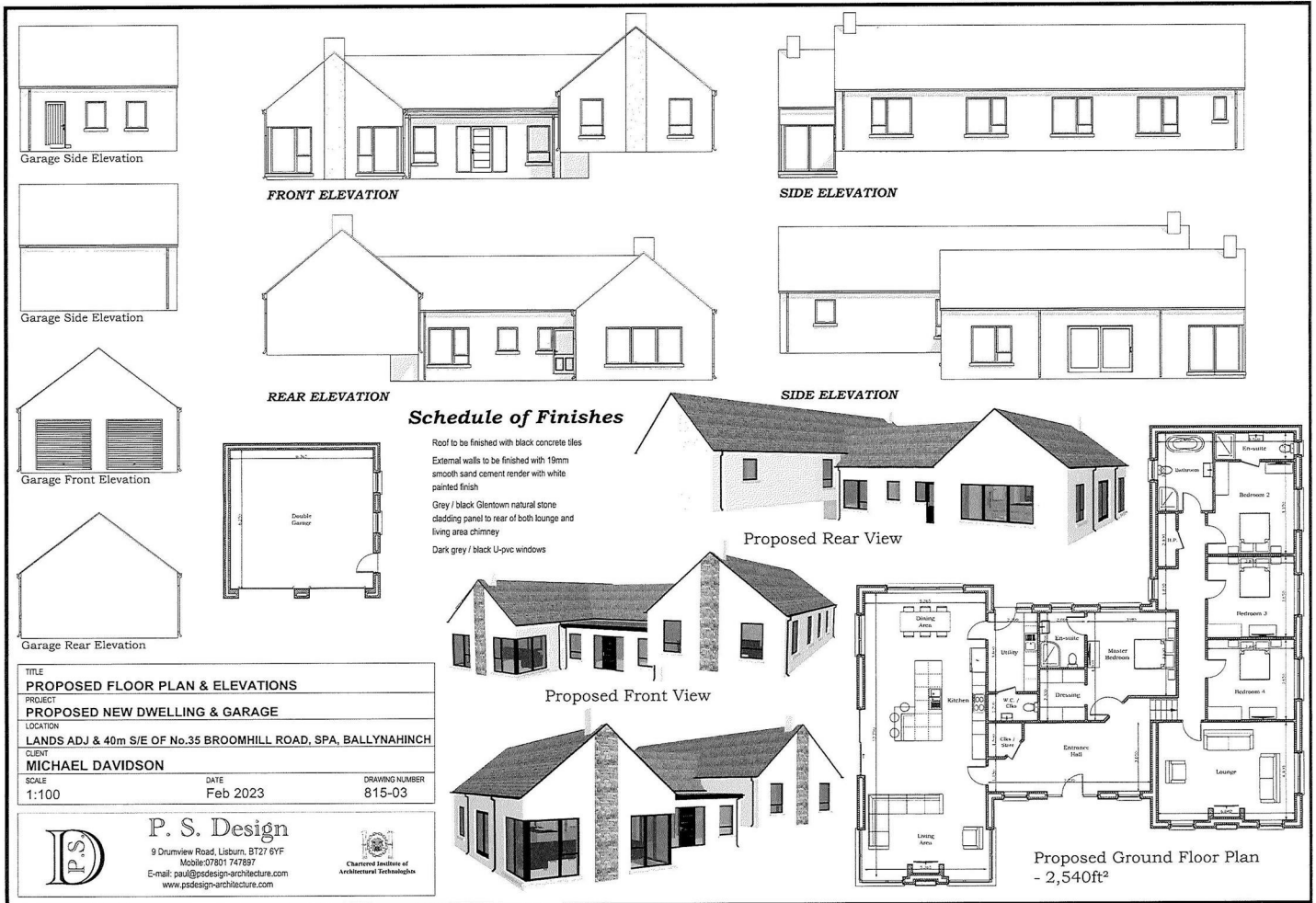
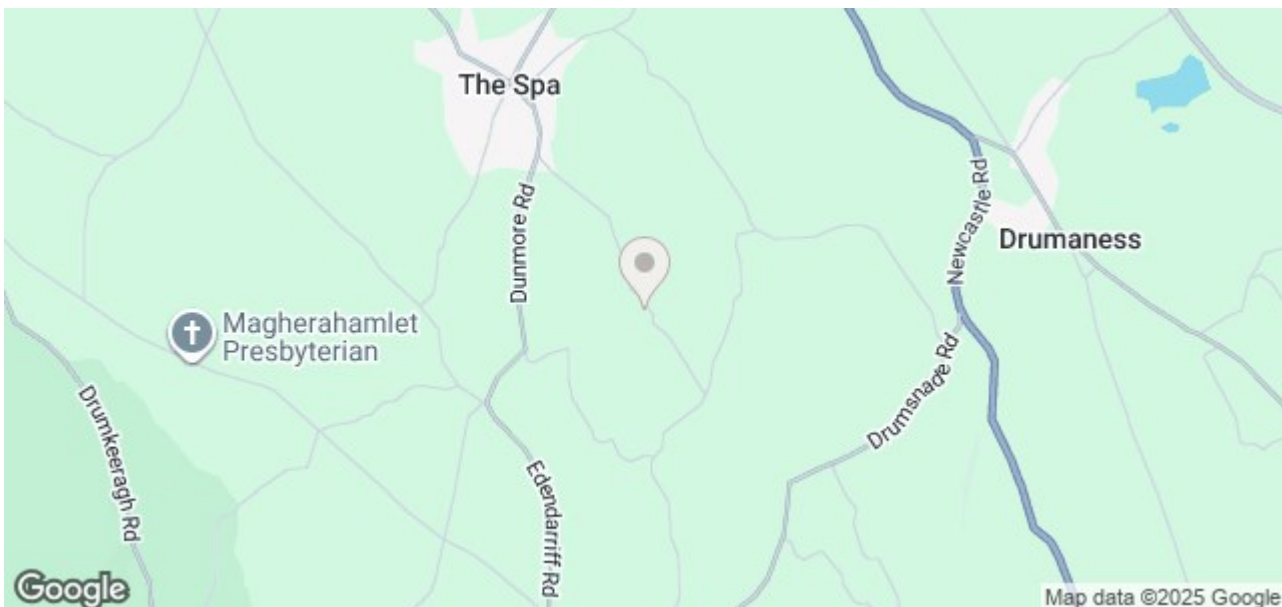




BUILDING SITE 40M S/E OF, 35 BROOMHILL ROAD,
BALLYNAHINCH, BT24 8QD



OFFERS AROUND £125,000

For Sale – Full Planning Building Site for Detached Bungalow, Broomhill Road, Ballynahinch

An excellent opportunity to acquire a prime building site with full planning permission for a substantial detached bungalow extending to approximately 2,500 sq. ft., set on a generous half-acre plot on the sought-after Broomhill Road, Ballynahinch.

The approved plans provide for a beautifully designed family home comprising:

Spacious open-plan kitchen, living, and dining area – perfect for modern family living

Utility room and separate sitting room

Water, Electric and Internet in close proximity

Four well-proportioned bedrooms, including

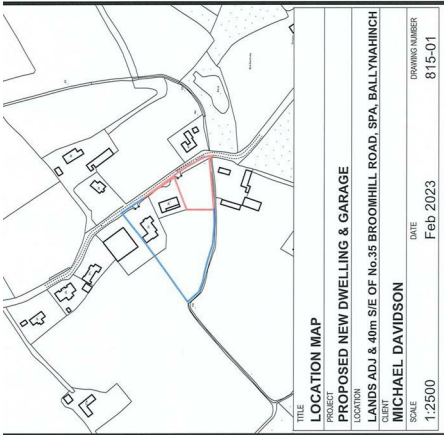
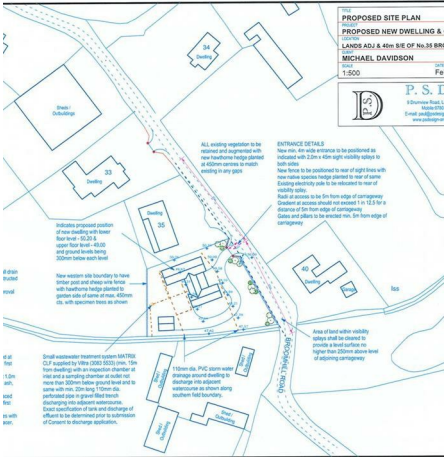
Two with ensuite bathrooms

One with dressing room



Key Features

- Building site with full planning
 - Split level bungalow
 - Circe 2540 sq ft
 - Large kitchen/ living/ dining area
 - Double Garage
- Circa half an acre
 - 4 bedrooms
 - Great location
 - Ready to start building
 - Water, Electric and Internet in close proximity.





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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland	EU Directive 2002/91/EC	

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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