



ULSTER PROPERTY SALES

UPS

BALLYNAHINCH BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



55 PEARTREE ROAD

Saintfield BT24 7JY

- Recently refurbished
- Generous Elevated Site
- Two / Three Reception Rooms Five / six Bedrooms
- Office
- Master Bedroom with En Suite
- Principle Bathroom and Shower Room
- Ample Garage Space
- Oil Fired Central Heating
- Double Glazing
- Spacious Detached Family Home

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

Offers Around £495,000

55 Peartree Road

, Saintfield, BT24 7JY



Entrance porch

Quarry tiled step.

Entrance hall

Spacious entrance hall with Telephone connection; corniced ceiling; Beam vacuum point.

Living room

20'6" x 12'11" (6.25 x 3.94)
Feature sandstone fireplace with polished granite insert and hearth; back boiler; picture lights; cornice ceiling, bay window.
Beam vacuum point.

Kitchen/ dining/ living area

26'6" x 24'0" (8.08 x 7.32)
A range of high and low level units including integrated dishwasher, one and a half bowl sink units, space for range style cooker, cooker hood with extractor fan, strip lighting under wall units, recessed spot lighting in ceiling. Space for American fridge/freezer.
Dining area , feature stone fire place housing multi fuel stove. Tiled flooring.

Utility Room

8'11" x 5'4" (2.72 x 1.63)
Low level units with worktop and space for washing machine and tumble dryer. Tiled flooring.

Bathroom

10'7" x 7'9" (3.23 x 2.36)
White suite comprising corner bath, low flush wc, corner shower unit, wash hand basin with vanity unit, heated towel rail, tiled flooring, wall tiling to splash.

Master bedroom

12'11" x 12'10" (3.94 x 3.91)
Built in wardrobe.

Ensuite

6'1" x 3'1" (1.85 x 0.94)
White suite incorporating wash hand basin with vanity unit, shower unit, fully tiled walls, tiled flooring.

Bedroom Two

10'7" x 9'6" (3.23 x 2.90)
Rear facing with built in robes.

Play Room

14'10" x 10'7" (4.52 x 3.23)
Front facing room.

Office

13'10" x 9'6" (4.22 x 2.90)
Rear facing with built in robes.

First Floor

Landing
Built in storage cupboards

Bedroom three

11'11" x 10'10" (3.63 x 3.30)
Into Eaves storage.

Toilet

13'5" x 3'9" (4.09 x 1.14)
Suite comprising low flush w.c and wash hand basin. Tiled floor and splash.

Bedroom Four

13'5" x 9'8" (4.09 x 2.95)
Into eaves storage.

Shower Room

9'5" x 3'6" (2.87 x 1.07)
White suite comprising low flush wc, wash hand basin with vanity unit and shower unit. Tiled flooring and splash.

Bedroom five

16'6" x 10'11" (5.03 x 3.33)
Into eaves storage.

Garage

36'0" x 12'0" (10.97 x 3.66)
Double garage with 'up and over doors' power and light. Lofted area over, office space sectioned off, beam vaccum system.
plumbed for washing machine, Warmflow high efficiency boiler. Wc and pedestal wash hand basin.

Outside

Entrance to front with stone pillars and walls. Garden to lawn, mature planting, tarmac driveway.

Rear Gardens

Tarmac parking area, steps to raised flagged patio area with glass panels.



Directions

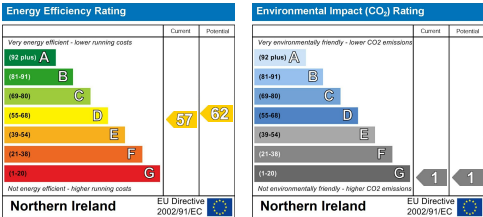


Floor Plan

Ground Floor



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BALLYHACKAMORE 028 9047 1515	CARRICKFERGUS 028 9336 5986	DONAGHADEE 028 9188 8000	MALONE 028 9066 1929	
BALLYNAHINCH 028 9756 1155	CAVEHILL 028 9072 9270	FORESTSIDE 028 9064 1264	NEWTOWNARDS 028 9181 1444	



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