



## 66 DUNMORE ROAD

### Spa Ballynahinch BT24 8PR

- Detached house with circa 2.5 acres
- Workshop
- Detached treble garage
- Stables
- Sand school installed but needs refurbished
- Four bedrooms
- Sunroom
- Beautiful gardens
- Fantastic views
- Great location

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

**Offers Around £425,000**

# 66 Dunmore Road

## Spa, Ballynahinch, BT24 8PR



### Entrance

Double doors leading to sunroom

### Sun Room

15'5 x 13'11 (4.70m x 4.24m)

Sunroom accessed via double glazed doors, with dual aspect windows offering plenty of natural light. Vaulted pine tongue and groove ceiling, tiled flooring. Double glazed doors to living room.

### Living Room

21'8" x 12'9" (6.60m x 3.89m)

Windows to front and side, feature stone fireplace housing wood burning stove, door to hallway.

### Hallway

Leading to kitchen/dining.

### Kitchen/Dining Room

17'0" x 10'3" (5.18m x 3.12m)

Range of high and low level units incorporating Belfast sink, space for range style cooker, stainless steel cooker hood with extractor fan, space for washing machine and dishwasher.

Tiled flooring, vaulted ceiling with skylight windows, spot lighting.

### Bedroom 1

13'9" x 12'9" (4.19m x 3.89m)

Front facing room, with built in wardrobes, views over patio area.

### Bedroom 2

11'6" x 9'0" (3.51m x 2.74m)

Rear facing room with window to side, built in storage.

### Bedroom 4

10'4" x 8'9" (3.15m x 2.67m)

Double doors to sunroom, built in storage, wood flooring.

### Bathroom

White suite incorporating panelled bath with 'telephone' shower attachment and waterfall head, pedestal wash hand basin, low flush wc, corner shower unit.

Fully tiled walls, heated towel rail.

### Bedroom 3

11'8" x 12'9" (3.56m x 3.89m)

rear facing room, dual aspect windows, wood flooring.

### Treble Garage

27'2 x 17'3 (8.28m x 5.26m)

Extra storage area to side 17'3 x 8'9  
Space for Three Cars

### Stable one

17'4 x 11'6 (5.28m x 3.51m)

### Stable two

12'8 x 11'1 (3.86m x 3.38m)

### Tack room

11'8 x 5'0 (3.56m x 1.52m)

### Workshop

32'1 x 17'3 (9.78m x 5.26m)

Upstairs 18'0 x 14'2

### Garage

22'8 x 14'0 (6.91m x 4.27m)

W.c and wash hand basin.

### Outhouse

13'0 x 10'5 (3.96m x 3.18m)

### Outside

Garden to front, laid to lawn with mature planting. Driveway leading to concrete yard, with the site extending to approximately 2.5 acres



## Directions



