



49 CRAWFORDSTOWN ROAD

Drumaness Ballynahinch BT24 8LZ

- Beautifully Presented Detached Bungalow
- Situated on Mature and Private Site
- Surrounded by Approx. 7 Acres of Woodland
- Four Bedrooms (two with Ensuite)
- Family Bathroom
- Open Plan Kitchen / Dining/ Living
- Dining Room, Study, Utility and Laundry Room
- Living Room with Feature Fireplace and Wood Burning Stove
- Detached Garage
- Convenient Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £625,000

49 Crawfordstown Road

Drumaness, Ballynahinch, BT24 8LZ



Description continued

Additional benefits include:

Detached bungalow with 4 bedrooms and 3 reception rooms
Garage and generous accommodation throughout
Mature, private and beautifully landscaped grounds
Tranquil rural setting with strong lifestyle appeal
Land with road frontage offering potential for additional dwelling sites (subject to planning permission)
Convenient location within easy commuting distance of Belfast, Lisburn and surrounding areas
Close proximity to local shops, schools and amenities

This is truly a one-of-a-kind property, offering a rare blend of comfort, space and natural beauty. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

Porch

PVC front door with side panel windows into entrance porch with tiled floor.

Dining Room

6'7" x 17'7" (2.00m x 5.36m)

Bright and spacious dining area with feature fireplace; cast iron surround and decorative tiled inset. Wooden flooring. Double doors through to living room:

Living Room

17'7" x 14'8" (5.36m x 4.47m)

Bright and spacious living room with triple aspect windows. Feature fireplace with multi fuel stove and wooden over mantle. PVC door to side of Utility room. Wooden flooring.

Hallway

Window to rear. Access to storage cupboard and hot press. Wooden flooring.

Utility Room

6'5" x 9'9" (1.96m x 2.98m)

Solid wooden range of high and low rise units with tiled splash backs. Integrated Smeg dish washer and Bosch Electric oven. Pvc Composite door to patio. Tiled flooring.

Store Room

Recess for washing machine and tumble dryer. Wash hand basin.

Kitchen/ Living/ Dining Area

26'9" x 16'0" (8.15m x 4.88m)

Open plan kitchen/dining/living with vaulted ceiling with exposed wooden beams. Solid Oak wooden kitchen with range of high and low rise units and feature Belfast sink. Recess for Rangemaster multifuel cooker with

Rangemaster extractor hood, integrated fridge freezer and recess for American style fridge freezer with integrated wine rack. Island unit. Through to living area with feature fireplace with Clearview multifuel stove and French double PVC composite doors leading to patio area ideal for outside entertaining. Tiled flooring in kitchen area and Solid Oak flooring in the living area.

Study

10'7" x 8'4" (3.23m x 2.55m)

Rear facing.

Bedroom 1 with Ensuite

17'6" x 14'2" (5.33m x 4.32m)

Dual aspect windows. Feature cast iron fireplace.

En-suite

White suite encompassing low flush W/C, wash hand basin and shower with Tiled floor and splash areas.

Bedroom 2 with Ensuite

15'10" x 14'8" (4.83m x 4.47m)

Side facing. Built in wardrobes. Walk through into ensuite.

En-suite

8'6" x 3'4" (2.59m x 1.02m)

White suite encompassing low flush W/C, wash hand basin and shower. Fully tiled walls and floor.

Bathroom

Front facing. White suite encompassing low flush W/C, wash hand basin, bath and corner shower. Tiled floor.

Bedroom 3

13'8" x 10'6" (4.17m x 3.20m)

Front facing.

Bedroom 4

9'3" x 10'6" (2.82m x 3.20m)

Front facing.

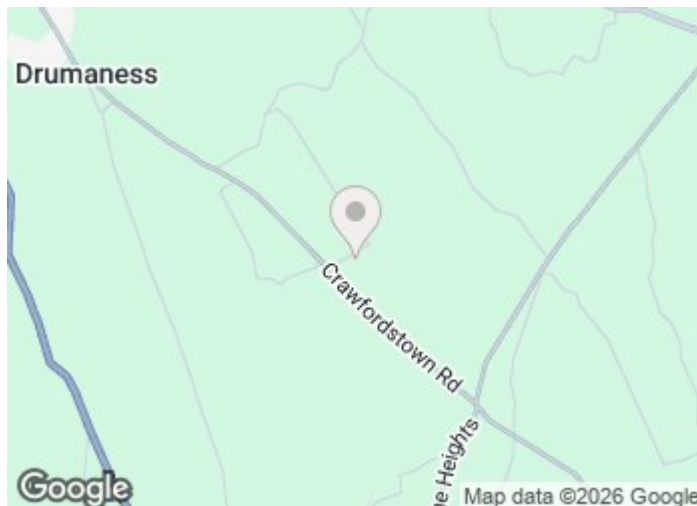
Garage

17'9" x 24'9" (5.41m x 7.54m)

Double Pvc Composite doors. Power and light. Suitable for a variety of uses.

OUTSIDE

Approached via tree lined laneway into gravelled drive with ample space for parking and access to large garage. Set on a private and mature site surrounded by mature trees, with areas laid in lawn, play ground area and raised vegetable beds for the keen gardener.



Directions

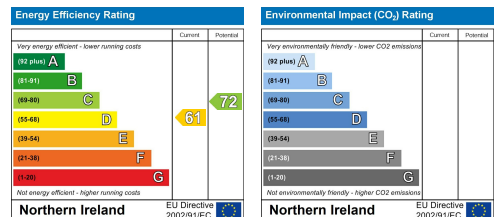


Floor Plan

Ground Floor



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