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.co.uk



64 Cedar Hill
Crossgar Road
Ballynahinch
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Offers Around
£335,000

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SUMMARY

Situated on an elevated position enjoying far reaching views over the surrounding countryside., this spacious, well appointed, detached bungalow with generous garaging and ample storage provides the opportunity to purchase a fine family home.

The living space includes lounge, dining room, kitchen and garden room. Four well proportioned bedrooms, principal with en suite and family bathroom completes the accommodation. The property has been fitted with gas fired central heating and double glazing.

Generous, mature gardens surround the residence.

The property is set within walking distance of Ballynahinch which benefits from a good selection of shops, eateries, and boutiques, along with primary and secondary schools. Lisburn, Belfast, Saintfield, and Downpatrick are all within an easy commute, with good public transport links connecting schools in the surrounding towns and Belfast. For those with sporting interests there are rugby, football, hockey and GAA clubs close by, as well as Montalto Estate providing beautiful walks.

FEATURES

- Spacious Detached Bungalow within Walking Distace of Ballynahinch Town Centre
- Lounge with Far Reaching Views Over the Surrounding Countryside
- Separate Dining Room and Garden Room Leading to Gardens
- Well Appointed, Modern Kitchen
- Principal Bedroom with En Suite Shower Room
- Three Further Well Proportioned Bedrooms
- Integral Garage and Stores
- Gas Fired Central Heating and Double Glazing
- Spacious, Mature Gardens Surround the Property
- Superb Location Within Walking Distance of Primary and Secondary Schools and Ballynahinch's Amenities

Entrance Hall

Tiled floor with mat recess; cedar tongue and groove ceiling with concealed lighting; decorative cornice.

Reception hall

Painted tongue and groove floor; cedar tongue and groove ceiling; built in cloak cupboard.

Lounge 20'0 x 13'0 (6.10m x 3.96m)

Feature stone fireplace and granite hearth, TV aerial connection; semi vaulted cedar clad ceiling; painted tongue and groove floor; concealed lighting; open plan to dining room.

Dining Room 12'5 x 9'0 (3.78m x 2.74m)

Painted tongue and groove floor; semi vaulted cedar ceiling; concealed lighting.

Kitchen 11'11 x 11'10 (3.63m x 3.61m)

1½ tub Franke compound sink unit with stainless steel swan neck mixer taps; extensive range of modern painted finish eye and floor level cupboards and drawers; formica worktops; integrated Hotpoint electric oven and combi oven; CDA 4 ring gas hob with pull out canopy concealing extractor unit and light over; Bush dishwasher; part tiled walls; ceramic tiled floor; concealed lighting under cupboards; LED ceiling spotlights.

Garden Room 16'1 x 13'5 (4.90m x 4.09m)

Feature stone fireplace; brick hearth; hardwood beam mantle and cast iron dog grate; light oak tongue and groove floor; glazed double doors to garden; LED brass bull's eye spotlights.

Lower Hallway

Painted tongue and groove floor; corniced ceiling.

Linen Cupboard

Vokera gas boiler.

Bedroom 1 12'10 x 10'2 (3.91m x 3.10m)

Two double built in wardrobes with eye level cupboard over; double bedspace; matching kneehole dressing table with twin nests of three drawers; vanity unit with recessed wash hand basin; nest of three drawers; mirror and fluorescent lighting over; corniced ceiling.

Master Bedroom 12'10 x 9'5 (3.91m x 2.74m'1.52m)

Double built in wardrobe with cupboards over; painted tongue and groove floor; corniced ceiling.

Shower Room 6'0 x 5'8 (1.83m x 1.73m)

Modern white suite comprising shower cubicle with PVC clad walls; thermostatically controlled shower; glass sliding shower doors and side panels; vanity unit with fitted wash hand basin and chrome mono mixer taps; cupboards under; wired for illuminated mirror over; close coupled WC; ceramic tiled floor; LED spotlights; extractor fan; chrome heated towel radiator.

Bedroom 3 9'40 x 8'11 (2.74m x 2.72m)

Double built in wardrobe with cupboards over; painted tongue and groove floor; corniced ceiling; TV aerial connection.

Bedroom 4 11'10 x 9'10 (3.61m x 3.00m)

Double built in wardrobe with cupboard over; corniced ceiling.

Principal Bathroom 5'10 x 5'8 (1.78m x 1.73m)

Contemporary white suite comprising panel bath with chrome mixer taps; telephone shower attachment; fitted glass shower panel; vanity unit with wash hand basin and chrome mono mixer tap; drawers under; illuminated mirror fronted bathroom cabinet; close coupled WC; heated towel radiator; LED spotlights; extractor fan; ceramic tiled walls and floor.

Outside

Ceramic flagged steps to front door; brick pillars and bitmac drive with ample parking leading to:-

Integral Garage 20'4 x 13'0 (6.20m x 3.96m)

Up and over door; light and power points; access to:-

Store Room 6'9 x 6'6 (2.06m x 1.98m)

PVC tiled floor; door to:-

WC 5'8 x 3'7 (1.73m x 1.09m)

Low flush WC.

Laundry Room 12'9" x 6'9" (3.89m x 2.08m)

Plumbed for washing machine; PVC tiled floor; light and power points.

Store 11'1 x 8'11 (3.38m x 2.72m)

Light point; fitted shelves.

Store 15'5 x 12'0 (4.70m x 3.66m)

Light point.

Gardens

Spacious gardens to front, laid out in lawns and planted with a selection of shrubs and trees including flowering Cherry; Scots Pine, Hydrangea with feature scree beds and rockery at the side and rear.

Rear gardens laid out in lawns, well stocked shrubbery beds and with illuminated flagged patio overlooking the countryside.

Tenure

Freehold

Capital / Rateable Value

£160,000. Rates Payable = £1,625 Per Annum (Approx)

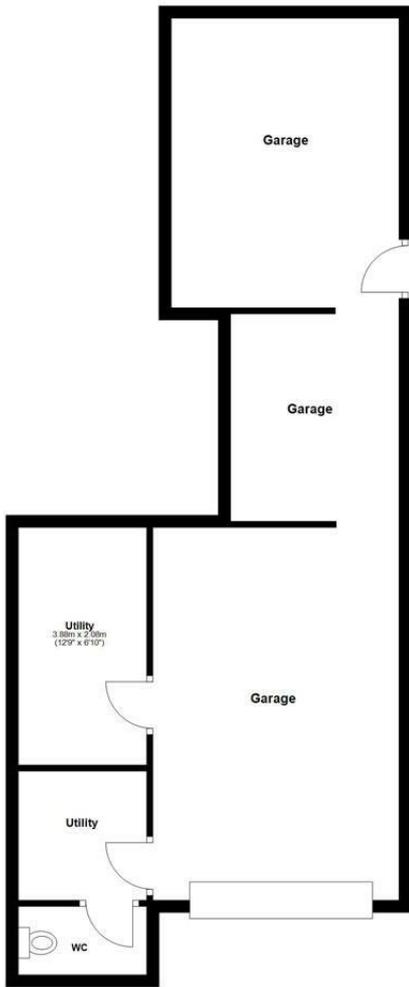






Basement

Approx. 67.2 sq. metres (723.8 sq. feet)



Ground Floor

Approx. 135.4 sq. metres (1457.4 sq. feet)



Total area: approx. 202.6 sq. metres (2181.2 sq. feet)

Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

64 Cedar Hill, Ballynahinch



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			
		64	75

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