

**Tim Martin**  
— .co.uk



99 Demesne Road  
Ballynahinch  
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Offers Around  
£325,000

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## SUMMARY

Set on an elevated position, enjoying exceptional views over the surrounding countryside to Slieve Croob and the Mourne Mountains.

This well presented and spacious detached residence is set on an acre or thereabouts and includes, paddock to the front and large store ideal for housing a pony or livestock.

The property is approached via a short gravelled drive to the private gravelled drive at the property.

The accommodation is spacious and versatile comprising of a large lounge, integrated kitchen with dining area and a 'Stanley' range, laundry room, cloakroom, four bedrooms (one on the ground floor) and a family bathroom on the first floor. Oil fired central heating and double glazing in uPVC frames have been fitted.

Gardens are situated to the front and side, with a paddock to the front of the property.

The property is convenient to Ballynahinch, Spa, Seaforde and a short drive to Newcastle.

This is a quality modern family home ideal for the growing family.

## FEATURES

- Set On An Elevated Postion Enjoying Exceptional Views Over The Countryside And To Slieve Croob
- Spacious Detached Well Presented Family Home
- Four Bedrooms (One To Ground Floor)
- Kitchen / Dining With 'Stanley' Range
- Laundry Room
- Cloak Room To Ground Floor
- Gardens To Front And Side Of The Property
- Paddock And Large Store
- Set On An Acre Or Therabouts
- Convenient To Ballynahinch, Spa, Seaforde And A Short Drive To Newcastle

## **Entrance Hall**

Maple floor; Pvc entrance door with fan light over.

## **Lounge**

**21'2 x 12'8 (6.45m x 3.86m)**

Inglenook brick fireplace with black enamel enclosed stove on a slate hearth; maple wood floor; corniced ceiling; 3 wall lights and 2 picture lights; tv and telephone points; etched glass double doors to kitchen; hardwood open tread staircase to first floor.

## **Study / Bedroom 4**

**13'1 x 11'8 (3.99m x 3.56m)**

Maple floor; tv aerial and telephone connection points; Fibrus connection.

## **Cloakroom**

**8'10 x 3'2 (2.69m x 0.97m)**

White suite comprising close coupled wc; vanity unit with fitted wash hand basin and chrome mixer taps with cupboard and drawer under; mirror and vanity light over; extractor fan.

## **Rear Hall**

Ceramic tiled floor; ½ stable door to rear.

## **Laundry Room**

**8'10 x 7'11 (2.69m x 2.41m)**

Single drainer stainless steel sink unit with chrome mixer tap; range of laminate eye and floor level cupboards; formica worktop; plumbed for washing machine; ceramic tiled floor; fluorescent light; extractor fan.

## **Kitchen / Dining Room**

**21'2 x 10'6 (6.45m x 3.20m)**

Glazed Belfast sink with antique steel mixer taps; range of pine eye and floor level cupboards and drawers; matching glazed display cupboards; two fitted wicker storage baskets; black granite worktops; integrated Bosch dishwasher; Stanley oil fired range in brick surround; ceramic tiled floor; part tiled walls; glazed doors to side of residence; integrated fridge; LED lighting; light and fan light fitting.

## **First Floor**

### **Landing**

Hotpress with Heatrae Sadia Megaflow pressurised hot water cylinder; two Velux ceiling windows.

### **Bedroom 1**

**13'11 x 12'8 (4.24m x 3.86m)**

Semi vaulted ceiling.

### **Bedroom 2**

**13'10 x 10'8 (4.22m x 3.25m)**

Velux window with fitted blind; semi vaulted ceiling.

### **Bedroom 3**

**13'11 x 10'6 (4.24m x 3.20m)**

Fire escape window; semi vaulted ceiling; tv aerial connection point.

## **Bathroom**

**10'7 x 8'7 (3.23m x 2.62m)**

White suite comprising cast iron roll top bath on ball and claw feet; centrally located chrome pillar mixer taps with telephone shower attachment; quadrant tiled shower unit with Mira Excel thermostatically controlled shower; glass sliding shower doors and side panels; pedestal wash hand basin with chrome taps and illuminated mirror over; low flush wc; tiled floor; part tiled walls; Velux window with fitted blind; extractor fan.

## **Outside**

Gravelled drive leading to garage; concrete parking to side and rear of residence.

### Store / Loose Box

**20'8 x 19'3 (6.30m x 5.87m)**

Light and power points; water tap; enclosed concrete yard to front.

### Garage

**19'4 x 11'8 (5.89m x 3.56m)**

Roller door; light and power points; built-in work bench.

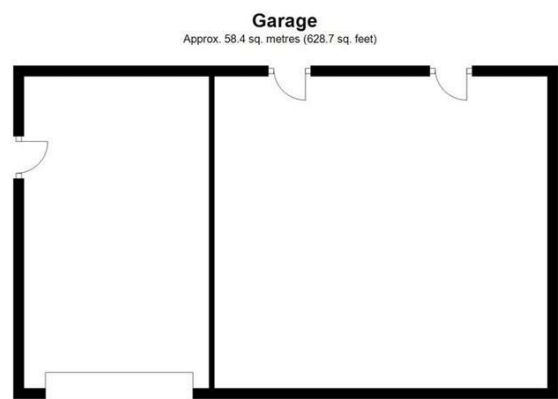
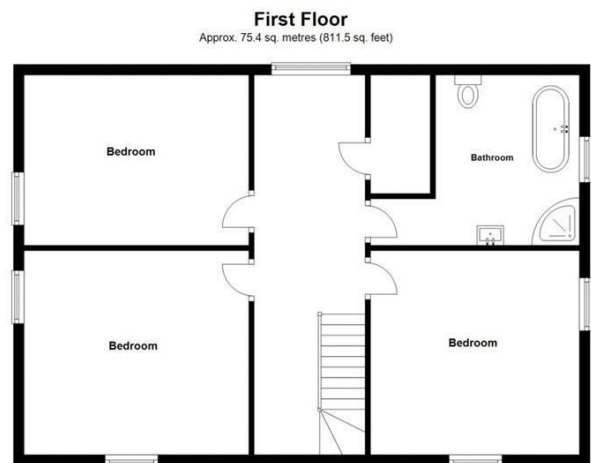
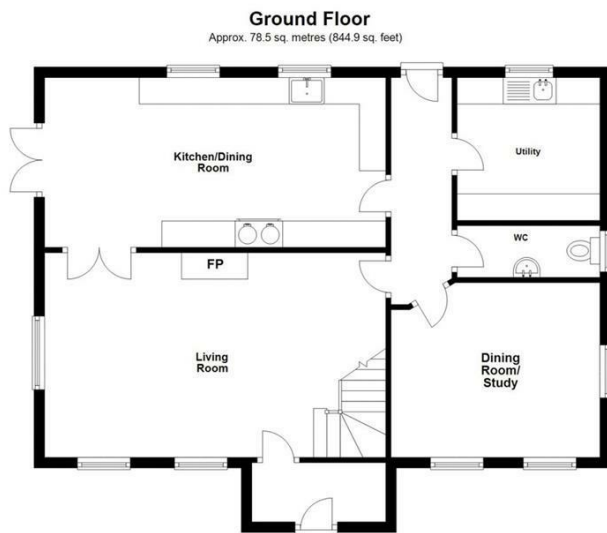
### Gardens

Gardens to front laid out in lawn with an adjoining paddock laid down to grass with drinking trough.

### Capital / Rateable Value

£170,000 = Rates Payable £1571.31 per annum (approximately)

### Tenure







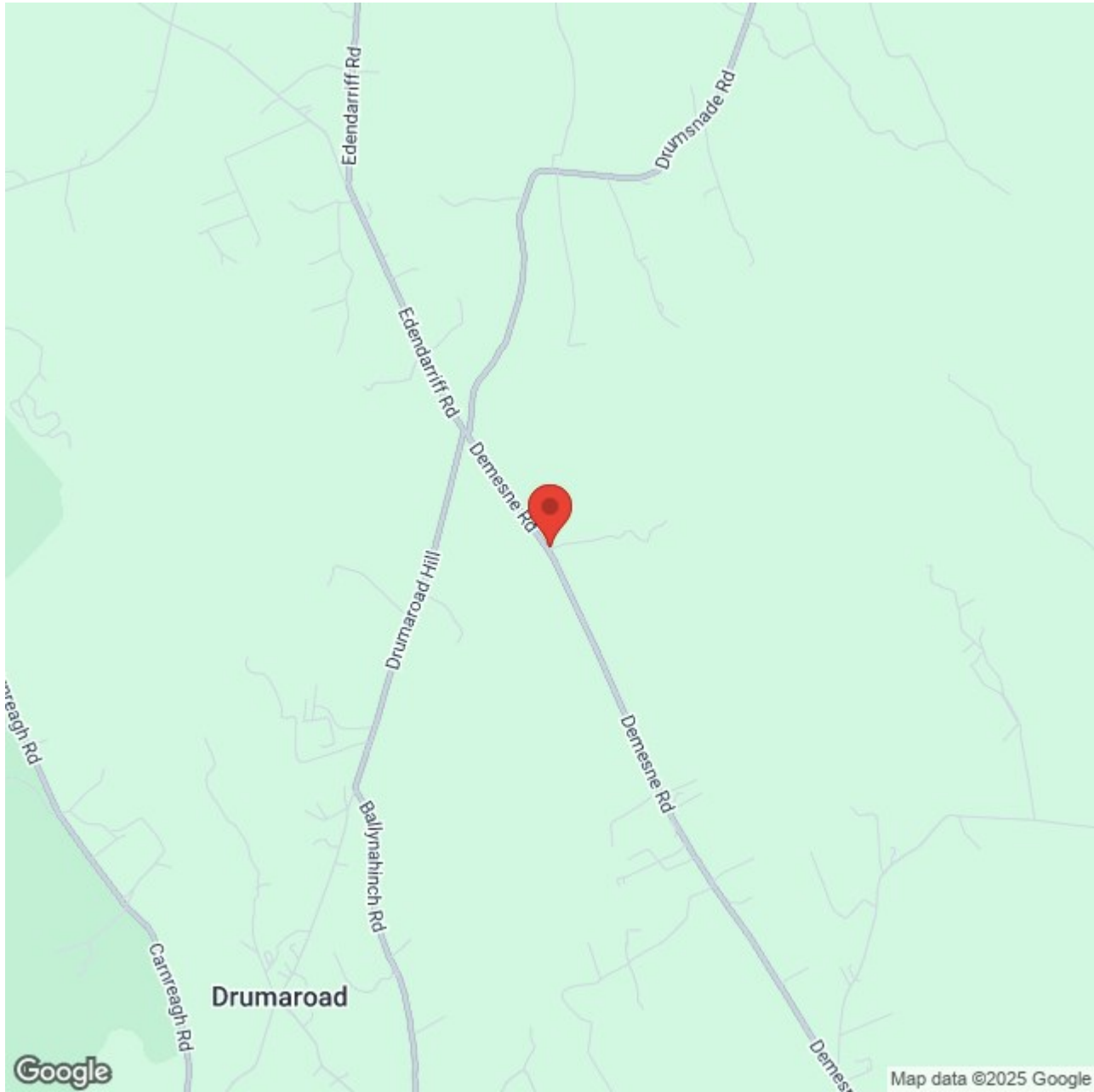












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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