

Tim Martin
— .co.uk



134 Ballylone Road
Saintfield
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Offers Around
£395,000

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SUMMARY

Set on a private elevated position with far reaching views over the surrounding countryside. The spacious well appointed bungalow enjoys the peaceful serenity of the countryside and yet is 1.5 mile drive to the village and commute to the city.

The residence is set in its own mature gardens extending to about 1.24 acres which have been lovingly landscaped and enhanced over the decades.

Internally the bright spacious rooms are generously proportioned, tastefully decorated and enhanced with an integrated kitchen, modern bathroom and en-suite. An internal staircase leads to the two garages which, if desired, could be converted to provide additional accommodation.

A large detached garage is situated to the side of the residence.

FEATURES

- Spacious Well Appointed Bungalow Set On A Private Elevated Position
- Set on 1.24 Acre Grounds
- Three spacious Bedrooms including the Master Bedroom with En Suite
- Spacious Lounge with Cast Iron Stove, Kitchen / Dining and Garden Room
- Generous Garaging for Four + cars
- Double Glazing
- Oil Fired Central Heating
- Short Drive to Saintfield and Crossgar
- Convenient Commuting to Belfast, Hillsborough and Lisburn

Reception Hall

Polished oak floor; wall lights; pierced radiator cover.

Lounge 19'11 x 14'10 (6.07m x 4.52m)

Old brick inglenook fireplace with timber beam mantle; cast iron enclosed stove on slate hearth; polished oak floor; TV aerial connection; corniced ceiling; twin up lighters; double doors to:-

Garden Room 18'2 x 8'9 (5.54m x 2.67m)

Engineered oak floor; glazed double doors to kitchen and gardens; TV aerial connection; two wall lights.

Kitchen 18'0 x 14'10 (5.49m x 4.52m)

1½ tub single drainer stainless steel sink unit with swan neck mixer taps; extensive range of light oak eye and floor level oak eye and floor level cupboard and drawers; matching illuminated leaded glass display cupboards; plate rack; display shelf and wine rack; Formica worktops; integrated Belling electric range cooker; plumbed for dishwasher; integrated Beko fridge / freezer; Wainscot timber panelled walls to dado rail; LED ceiling spot lights; twin wall lights; TV aerial connection.

Side Hallway

Door to basement; pierced radiator cover; polished oak tongue and groove floor; built in heated linen cupboard.

Bedroom 1 12'5 x 11'4 (3.78m x 3.45m)

Wood laminate floor.

Bedroom 2 12'6 x 10'10 (3.81m x 3.30m)

Currently used as a study; wood laminate floor; built in cupboard

Master Bedroom en suite 15'10 x 11'10 (4.83m x 3.61m)

Wood laminate floor; TV aerial connection.

Bathroom 10'10 x 7'1 (3.30m x 2.16m)

White suite comprising panelled bath with chrome mixer taps and telephone shower attachment; vanity unit with wash hand basin and chrome mixer taps, cupboards and drawers under; illuminated mirror with fitted shelves over; close coupled WC; tiled walls and floor; chrome heated radiator; electric shaver socket.

Principal Bathroom 7'10 x 6'1 (2.39m x 1.85m)

Contemporary white suite comprising corner bath with chrome swan neck mixer taps; pedestal wash hand basin with matching taps; close coupled WC; tiled shower cubicle with Mira electric shower; glass shower door; heated towel radiator; tiled walls and floor; PVC panelled ceiling.

Outside

Illuminated concrete drive leading to front of residence with ample parking and to garaging; side driveway finished with decorative stone leading to basement garaging.

Basement Garaging

Garage 1 25'0 x 15'0 (7.62m x 4.57m)

Electric up and over door; fluorescent lights and power points; built in work bench and cupboards; built in storage cupboard; WC; stainless steel sink unit; plumbed for washing machine; access to garage 2.

Garage 2 28'3 x 11'3 (8.61m x 3.43m)

Electric up and over door; light and power points; Worcester oil fired boiler.

Steps to Rear of Residence

with built-in fuel bunker

Steel Garaging 19'5 x 16'4 (5.92m x 4.98m)

Roller door.

Aluminium framed glasshouse 12'0 x 8'0 (3.66m x 2.44m)**PVC Oil Storage Tank**

with small enclosed storage area to front;

Gardens

The delightful gardens surrounding the residence have been lovingly landscaped and created over many decades. Extensive lawns are enclosed by mature hedges and planted with beds of ornamental and flowering shrubs, herbaceous plants, decorative grasses, Rhododendrons and Azaleas combining to create a peaceful and serene setting to the residence. A fine stand of mature native trees at the bottom of the garden adjacent to the road provides privacy to the residence and an ideal habitat for nesting birds. The gardens are a profusion of colour and interest through out the year.

Tenure

Freehold

Capital/ Rateable Value

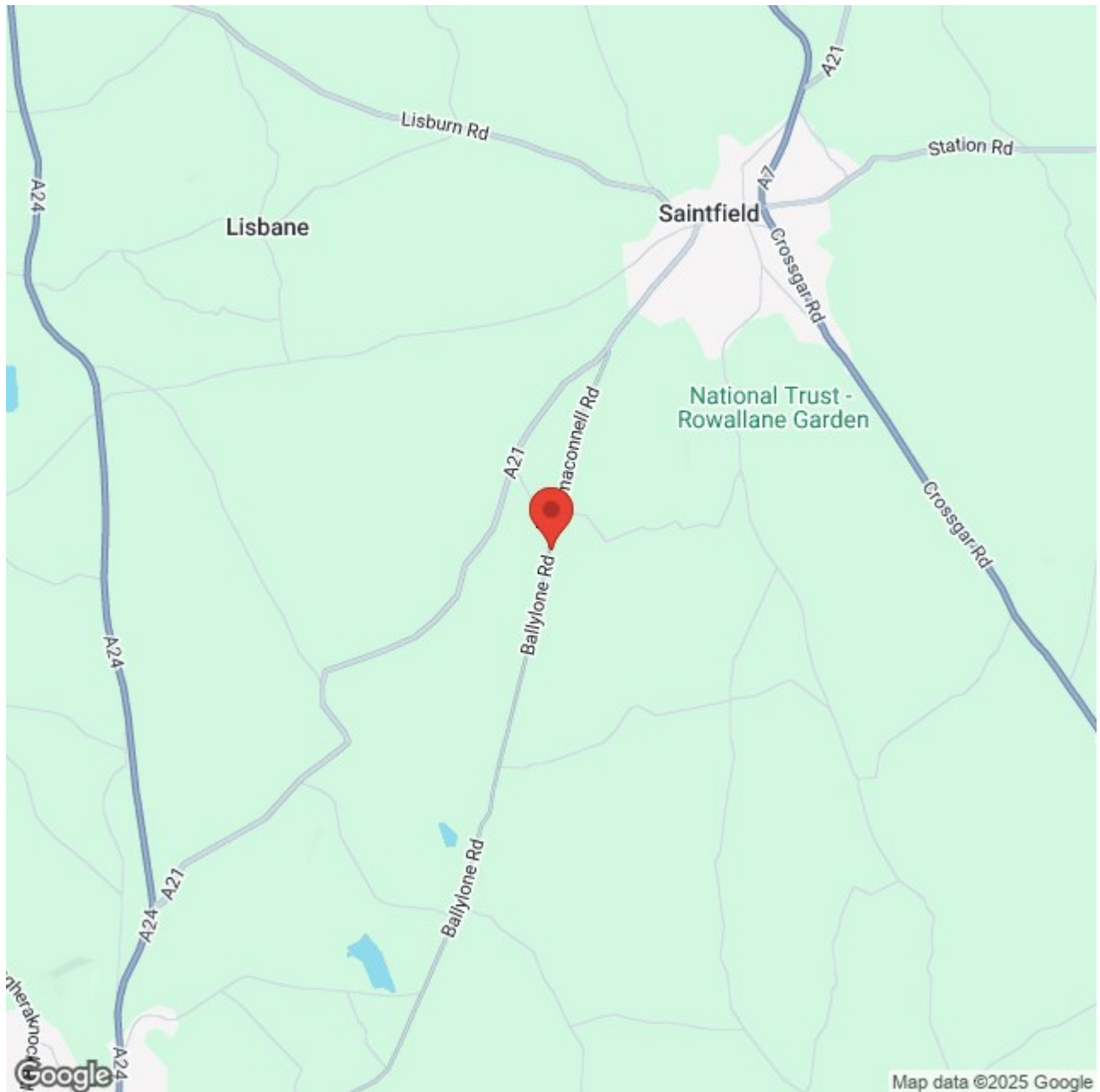
£240,000. Rates Payable = £2,437.44 Per Annum (Approx)












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		

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