

**Tim Martin**  
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**161- 163 Old Ballynahinch Road**  
**Lisburn**  
**BT27 6TL**

**Offers Around**  
**£395,000**

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## SUMMARY

A spacious detached family residence, occupying this beautiful mature site, in this pleasing rural location, yet offers ease of access to Carryduff, Saintfield, Ballynahinch, Royal Hillsborough, Lisburn and Belfast city centre.

The property, fitted with oil fired central heating and double glazed windows, offers a wealth of accommodation that is both spacious and versatile and will meet the needs of today's modern family or those requiring additional accommodation for a parent or relative. The ground floor enjoys four reception rooms, fitted kitchen, separate utility room, home office, bedroom, shower room and bathroom with separate WC. Upstairs, there are three excellent sized bedrooms and a family bathroom, fitted with a modern white suite.

To the rear of the property, there is a separate annex that features a modern fitted kitchen, an open plan living / bedroom area and bathroom fitted with a modern white suite. Adjacent to the annex you'll find a wash house and a boiler house/store.

The well-maintained gardens surround the property, offering rolling lawns and spacious paved patio areas to the side and rear, perfect for outdoor entertaining or relaxation. Additionally, there is a concrete yard located at the side and rear.

Ballynahinch, just 5 miles away, provides a fantastic range of shops, restaurants, coffee shops, and both primary and secondary schools. Additionally, many other nearby towns offer a variety of local amenities, adding to the convenience of the location. For those who commute, the area benefits from an excellent road network, making travel to Carryduff, Saintfield, Lisburn and Belfast city centre straightforward and convenient.

## FEATURES

- Spacious Detached Family Residence Occupying A Mature Site Within This Pleasing Rural Location
- Four Excellent Sized Bedrooms
- Four Reception Rooms Plus Home Office
- Fitted Kitchen And Separate Utility Room
- Downstairs Shower Room And Bathroom With Separate WC
- First Floor Family Bathroom Fitted With A Modern White Suite
- Oil Fired Central Heating And Double Glazed Windows
- Separate Annex With Kitchen, Open Plan Living / Bedroom Area And Modern Fitted Bathroom
- Well Maintained Gardens With Spacious Patio Areas And Concrete Yard To The Side And Rear
- Convenient To Carryduff, Saintfield, Ballynahinch, Royal Hillsborough, Lisburn, Belfast City Centre And An Excellent Range Of Primary And Secondary Schools

## **Covered Porch**

Leading to:-

## **Entrance Hall**

Hardwood entrance door with matching side lights; built-in storage cupboards; under stairs cloak cupboard.

## **Lounge**

**17'10 x 12'11 (5.44m x 3.94m)**

Beautiful marble fireplace with matching hearth; tv aerial connection point; bay window.

## **Dining Room**

**11'11 x 9'11 (3.63m x 3.02m)**

Open through to:-

## **Kitchen**

**14'5 x 11'10 (4.39m x 3.38m)**

Good range of laminate high and low level cupboards and drawers incorporating a double drainer stainless steel sink unit with mixer taps; integrated Beko electric under oven; Baumatic 4 ring ceramic hob with Thor extractor unit over; space for fridge/freezer; space and plumbing for washing machine; laminate worktops with peninsula breakfast bar; tiled splashback; glazed door to rear; tongue and groove ceiling.

## **Shower Room**

**11'2 x 7'2 (3.40m x 2.18m)**

Maximum Measurements

White suite comprising, separate shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; pedestal wash hand basin with mixer taps; close coupled wc; tiled floor.

## **Living Room**

**13'9 x 11'9 (4.19m x 3.58m)**

Red brick fireplace with pine mantle; cornice ceiling.

## **Kitchen**

**12'4 x 8'1 (3.76m x 2.46m)**

Good range of built-in cupboards and drawers incorporating a single drainer stainless steel sink unit with mixer taps; formica worktop and breakfast bar; space for electric cooker; space for tumble dryer; access to rear.

## **Side Hallway**

Glazed hardwood entrance door with matching side lights; cornice ceiling.

## **Study**

**11'11 x 11'5 (3.63m x 3.48m)**

Red brick fireplace with pine mantle and marble hearth; cornice ceiling.

## **Dressing Room**

**8'7 x 7'9 (2.62m x 2.36m)**

Built-in storage cupboard; built-in hanging rail.

## **Bedroom 4**

**11'11 x 10'8 (3.63m x 3.25m)**

**Bathroom****7'11 x 5'0 (2.41m x 1.52m)**

White suite comprising, panelled bath; Shires thermostatically controlled shower unit with wall mounted telephone shower attachment; pedestal wash hand basin with corner taps; part tiled walls; built-in airing cupboard.

**Separate WC****4'10 x 2'8 (1.47m x 0.81m)**

White low flush wc.

**First Floor / Landing****Bathroom****11'9 x 6'3 (3.58m x 1.91m)**

Modern white suite comprising, panelled bath with thermostatically controlled taps/shower unit and wall mounted telephone shower attachment; pedestal wash hand basin with swan neck mixer taps; close coupled wc; part tiled walls; tiled floor; built-in storage cupboards; Velux window; extractor fan.

**Bedroom 1****12'11 x 11'2 (3.94m x 3.40m)**

Access to under eaves storage.

**Bedroom 2****14'6 x 9'11 (4.42m x 3.02m)****Bedroom 3****11'11 x 11'2 (3.63m x 3.40m)**

Access to under eaves storage.

**Outside**

Spacious driveway leading to the front and side of the property (please note: an additional access leading from the River Road to the property and to the concrete yard will be granted via a Right of Way).

**Self Contained Annex**

Comprising of the following:-

**Entrance**

Glazed double doors.

**Kitchen****9'7 x 9'3 (2.92m x 2.82m)**

Good range of oak wood laminate high and low level cupboards and drawers incorporating a 1½ tub stainless steel sink unit with mixer taps; integrated electric double oven with 4 ring ceramic hob; extractor hood over; space for fridge/freezer; formica worktops; space and plumbing for washing machine; tiled splashback; tiled floor; recessed spot lighting; open through to:-

**Living Area / Office****19'6 x 9'6 (5.94m x 2.90m)**

Recessed spot lighting; air conditioning.

**Bathroom****9'7 x 9'4 (2.92m x 2.84m)**

Modern white suite comprising, panelled bath with pillar mixer taps and wall mounted telephone shower attachment; close coupled wc; pedestal wash hand basin with swan neck mixer taps; separate tiled shower cubicle with thermostatically controlled shower unit; fitted glass shower door; tiled floor; recessed spot lighting.

## Boiler House / Store

**9'6 x 6'0 (2.90m x 1.83m)**

Turco oil fired boiler (for annex); light and power points; access to roofspace.

## Wash House

**9'8 x 6'0 (2.95m x 1.83m)**

Space and plumbing for washing machine and tumble dryer; light and power points.

## Gardens

Gardens to the front, side and rear are laid out in lawn and planted with mature trees and shrubs; spacious paved patio areas to the side and rear; outside lights and water tap; PVC oil storage tank; concrete yard to the side and rear.

## Boiler House

**11'2 x 3'9 (3.40m x 1.14m)**

Turco oil fired boiler; light and power points.

## Tenure

Freehold

## Capital / Rateable Value

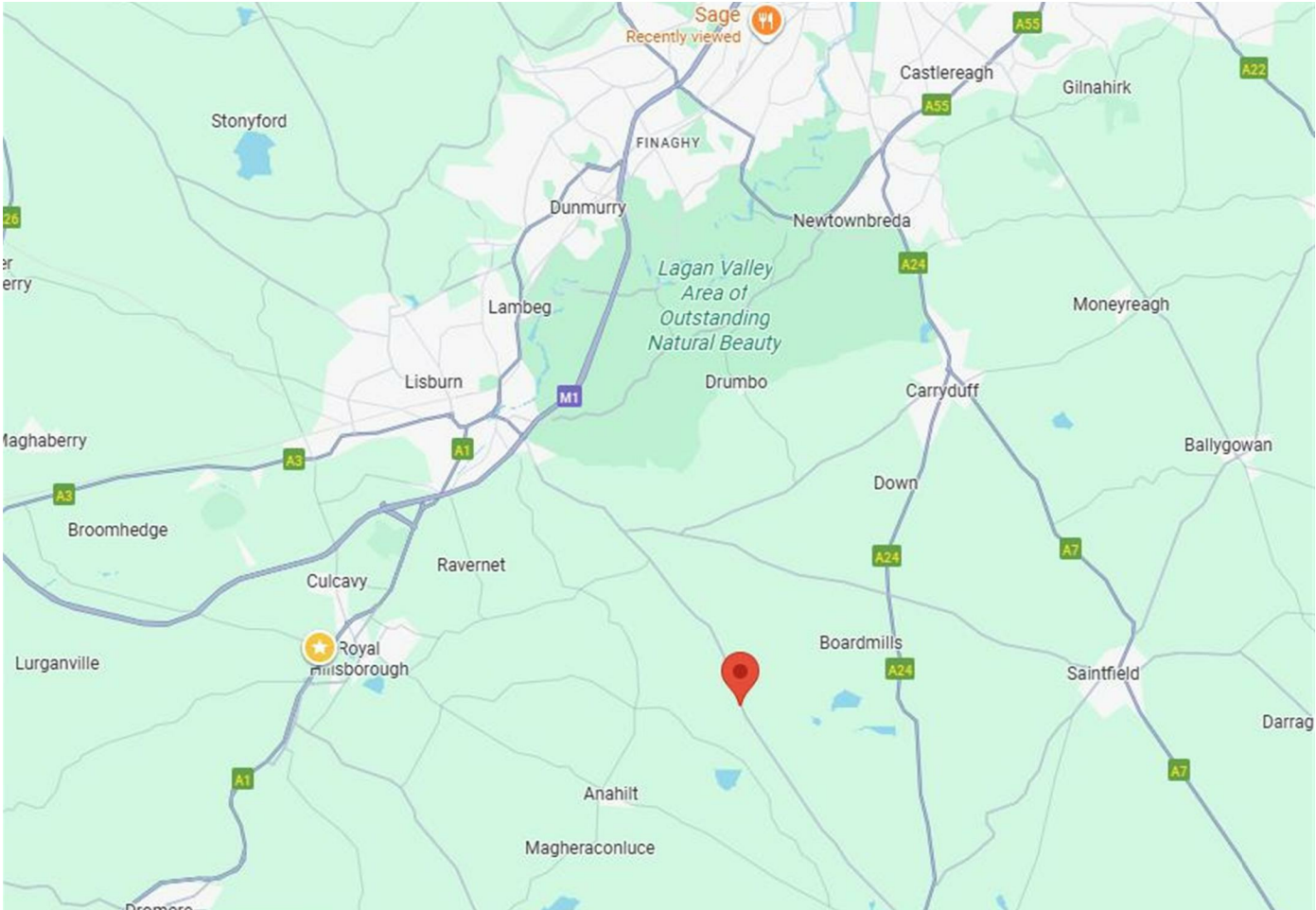
£140,000. Rates Payable = £1,273.72 Per Annum (Approximately)



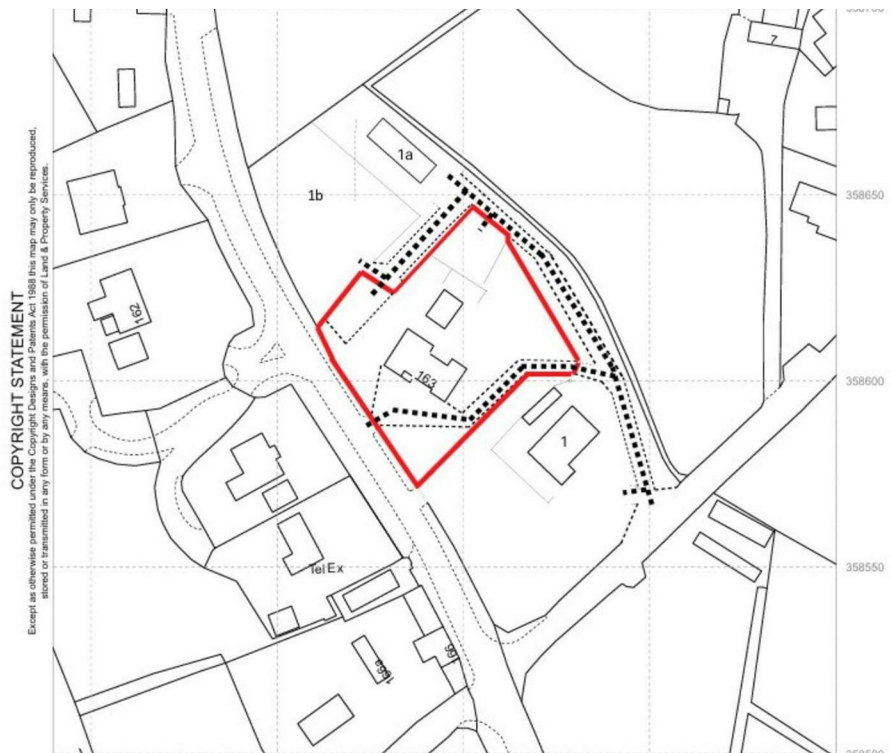












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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