

Tim Martin
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35 Chestnut Road
Ballynahinch
BT24 8JQ

Offers Around
£295,000

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

In a quiet location, just over a mile from Ballynahinch, this detached bungalow sits in private, mature gardens.

The property offers well-proportioned accommodation on one level and is suitable for most family needs. Internally, the accommodation includes a lounge and bright sunroom overlooking the gardens, a kitchen, and a separate utility room. There are three bedrooms and a family bathroom.

Outside, the bungalow is surrounded by mature gardens with a variety of trees and shrubs, offering privacy. A detached garage provides additional storage or workspace, and there is ample parking to the front and side. A patio to the rear provides an ideal location for summer bar-be-ques while a hidden gem is the stream that runs at the bottom of the garden.

The property is ideal for those wishing to put their own stamp on a family home. It is ideal located in a rural site, yet has easy access to the shops, services, and schools in Ballynahinch.

Ballynahinch is a thriving town, offering a wide range of local amenities and services including supermarkets, independent shops, cafés, and restaurants, as well as primary and secondary schools. For those with a love of the outdoors there are sports facilities, parks, walks and local sports clubs. Ballynahinch also benefits from good public transport links to Belfast, Lisburn, and Downpatrick.

FEATURES

- Detached Bungalow Sitting in Private, Mature Gardens.
- Three Bedrooms and Family Bathroom
- Lounge with Fire Place Plus Bright and Spacious Sun Room
- Fitted Kitchen and Separate Utility Room
- Oil Fired Central Heating and PVC Double Glazing
- Ample Parking to the Front and Side Leading to Detached Garage
- Patio to the Rear Providing an Ideal Location for Bar-be-ques
- Mature Gardens with a Variety of Trees and Shrubs
- Close Proximity to Local Shops, Butchers, Pharmacy, Primary Schools, and Public Transport
- Convenient Commute to Hillsborough, Lisburn and Belfast

Covered Entrance Porch

Quarry tiled floor; pine tongue and groove ceiling; outside light.

Entrance Hall

Glazed hardwood entrance door with matching side light; pine tongue and groove ceiling; telephone connection point; built-in cloak cupboard; access to roofspace (partially floored - access through a Slingsby type ladder).

Lounge

15'8 x 13'5 (4.78m x 4.09m)

Granite fireplace with matching hearth; wood fire surround; corniced ceiling; tv aerial connection point; glazed door through to sun room; wiring for wall lights.

Kitchen

18'3 13'4 (5.56m 4.06m)

Maximum Measurements

Range of oak high and low level cupboards and drawers with matching leaded glass display cupboards incorporating a Blanco 1½ tub stainless steel sink unit with swan neck mixer taps; integrated electric double oven; Belling 4 ring ceramic hob; extractor unit over; integrated fridge; space and plumbing for dishwasher; laminate worktops; tiled splash back; recessed spot lighting and fluorescent lighting; access to rear hallway; open through to:-

Sun Room

13'9 x 10'11 (4.19m x 3.33m)

Vaulted ceiling; recessed spot lighting; glazed PVC door to rear and lounge.

Utility Room

9'9 x 9'9 (2.97m x 2.97m)

Single drainer stainless steel sink unit with mixer taps with cupboards under; laminate worktops; space and plumbing for washing machine; part tiled walls; shower cubicle with Aqualisa thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted glass shower door and side panel; separate wc with low flush wc; extractor fan.

Bedroom 1

10'3 x 9'5 (3.12m x 2.87m)

Built-in wardrobe, cupboards and chest of drawers.

Bedroom 2

11'1 x 11'5 (3.38m x 3.48m)

Built-in wardrobe with shelving and clothes rail; built-in cupboards and drawers with kneehole dressing table; wired for wall lights and telephone connection.

Bedroom 3

12'8 x 11'10 (3.86m x 3.61m)

Maximum Measurements

Built-in wardrobes with cupboards over; built in dressing table with cupboards and drawers; wired for wall light.

Bathroom

9'8 x 7'1 (2.95m x 2.16m)

Cream suite comprising, panelled bath; Mira Sport electric shower unit with wall mounted telephone shower attachment; low flush wc; recessed wash hand basin with vanity unit under; wall mounted mirror and light over; tiled walls; hotpress with lagged copper cylinder; extractor fan.

Outside

Brick pillars with wrought iron gate; cattle grid and bitmac driveway leading to the front, side and rear of the property and to:-

Detached Garage

19'6 x 12'10 (5.94m x 3.91m)

Electric roller shutter door; light and power points; side access; Firebird oil fired boiler.

Gardens

Gardens laid out in lawn and planted with mature trees, hedging and shrubs; feature stone walls; a stream is located to the rear of the property; outside lights and water tap.

Tenure

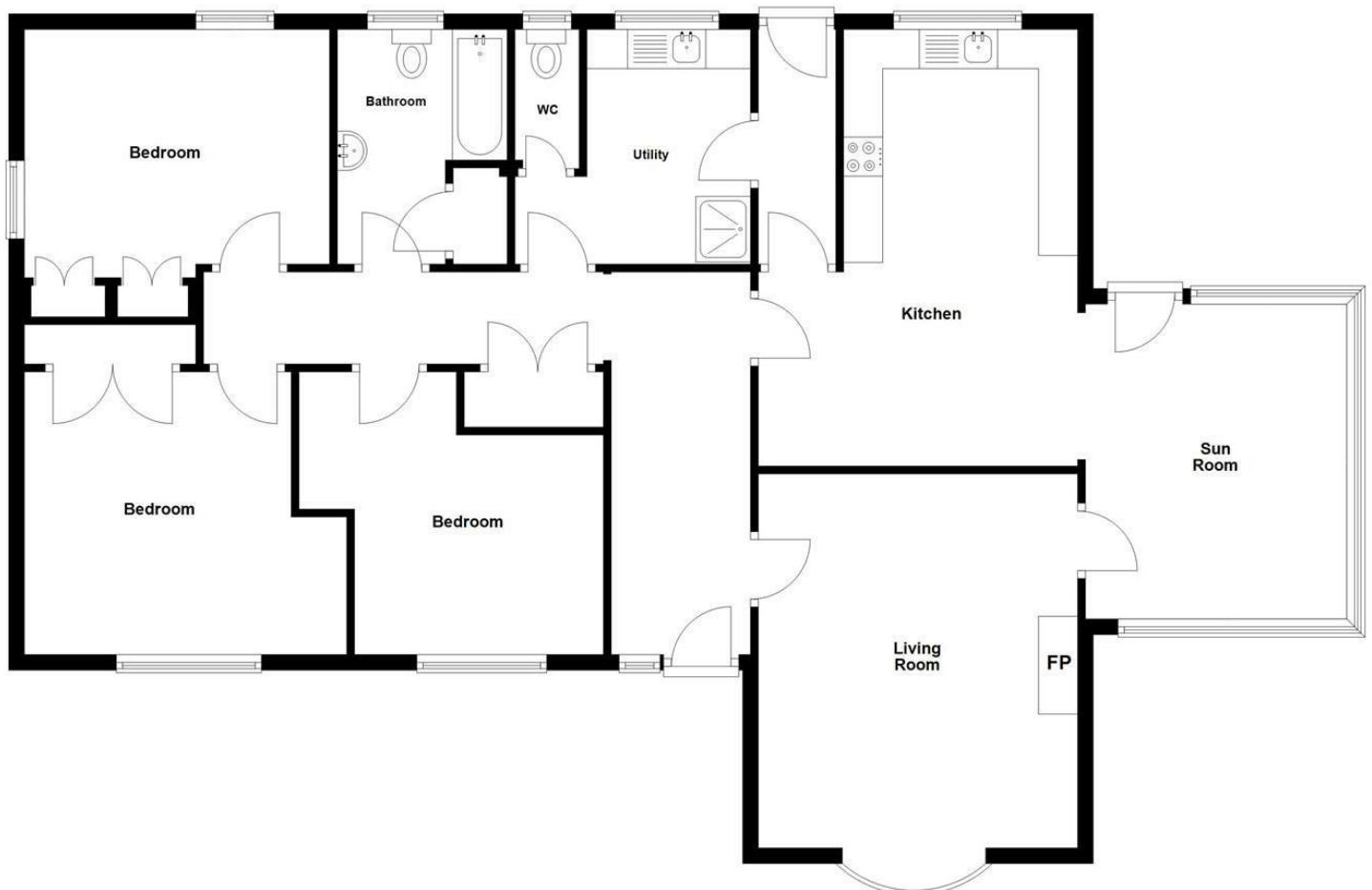
Freehold

Capital / Rateable Value

£185,000. Rates Payable = £1,878.86 Per Annum (Approx)

Ground Floor

Approx. 131.3 sq. metres (1413.7 sq. feet)



Total area: approx. 155.3 sq. metres (1672.0 sq. feet)

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

35 Chestnut Road, Ballynahinch









RICS



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	50	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Comber ■
27 Castle Street, Comber, BT23 5DY
T 028 91 8789596

Saintfield
1B Main Street, Saintfield, BT24 7AA
T 028 97 568300

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