



Set in a private and secluded countryside location in County Down, the property is approximately 10 minutes from Ballynahinch and close to The Spa.

It is ideally positioned near local amenities including the Montalto Estate, Spa Golf Club and Ballynahinch Rugby Club, while Newcastle can be reached in around 20 minutes by car.

The property offers flexible and spacious accommodation that will appeal to a wide range of buyers.

Internally, the accommodation comprises three reception rooms, a kitchen, four bedrooms (the principal with an ensuite shower room) and a family bathroom.

Additional benefits include a garage, double-glazed windows, oil-fired central heating, and surrounding garden areas, further enhancing the home's broad appeal.

**Offers Over  
£395,000**

51 Broomhill Road,  
BALLYNAHINCH,  
BT24 8QD

Viewing by  
appointment  
through agent  
028 9066 3030





- Impressive and spacious detached family home on unique site in the county or county down countryside
- A private & appealing site, with countryside aspect to the rear five minutes by car from the Spa, & approximately 10 minutes by car from Ballynahinch, Belfast City is approximately 30 minutes by car
- Fully Fitted kitchen
- Three separate further reception rooms
- Four well proportioned bedrooms ( principal with en suite shower)
- Oil fired central heating and double glazed windows
- Delightful surrounding gardens, driveway with ample parking leading to garage
- Ideal for a wide range of prospective buyers

The Property Comprises:

Ground Floor

uPVC front door with double glazed sidelight to . . .

RECEPTION HALL: Minstrel gallery.



LIVING ROOM: 18' 2" x 15' 3" (5.54m x 4.65m) (into bay window). Mahogany surround fireplace with cast iron tiled inset and tiled hearth, cornice ceiling, ceiling rose.



FAMILY ROOM: 11' 0" x 10' 4" (3.35m x 3.15m) Ceramic tiled floor, uPVC double glazed French doors to rear garden.



KITCHEN: 13' 0" x 10' 10" (3.96m x 3.3m) Range of high and low level units, laminate work surfaces, Chinese slate tiled floor, built-in oven, four ring gas hob, built-in glazed display unit, extractor fan, plumbed for washing machine, single drainer 1.5 bowl sink unit with mixer tap, low voltage spotlights.



Door to . . .

DINING ROOM: 11' 3" x 9' 3" (3.43m x 2.82m) Chinese slate tiled floor, uPVC double glazed door to rear garden, service door to garage.



BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath, part tiled walls, ceramic tiled floor.



Ground Floor

BEDROOM (3): 14' 4" x 10' 7" (4.37m x 3.23m) Ceramic tiled floor, outlook to front, extensive range of built-in wardrobes.

BEDROOM (4): 13' 1" x 10' 8" (3.99m x 3.25m) Built-in wardrobe.

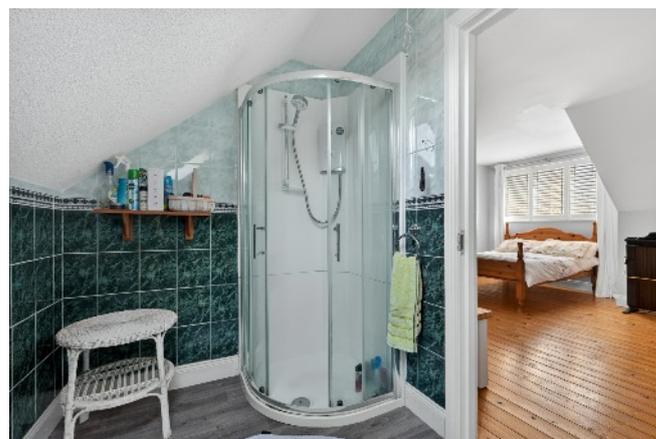


## First Floor

### LANDING:

BEDROOM (1): 21' 0" x 18' 2" (6.4m x 5.54m) (at widest points). Exposed treated wooden floor, Velux window, dual aspect windows.

ENSUITE SHOWER ROOM: Light coloured suite comprising low flush wc, pedestal wash hand basin, built-in shower cubicle with Mira Sport electric shower unit, part tiled walls, Velux window.



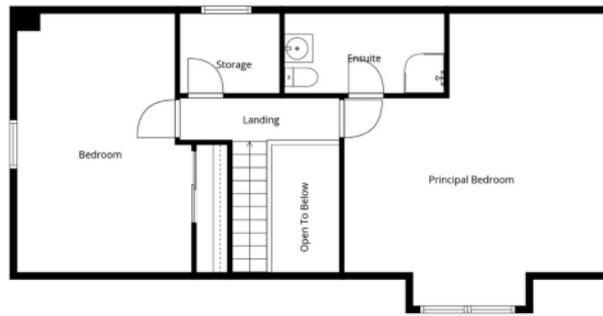
BEDROOM (2): 18' 6" x 12' 2" (5.64m x 3.71m) Exposed treated wooden floor, excellent views across rolling countryside, built-in wardrobe, hotpress with copper cylinder and built-in shelving, Velux window.



## Outside

Cobbled driveway with ample parking to front, front garden laid in lawn with mature trees and shrubs. Rear and side garden laid in lawns, garden shed, uPVC oil storage tank, water tap, additional raised patio area with flower beds, greenhouse, uPVC fascias and soffit boards.





2nd Floor



1st Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

## Location:

Go through Ballynahinch and take a turn off for spa, at spa, crossroads, take left turn, signposted Castlewellan, after approximately a quarter of a mile, Broomhill Road is the first on the left.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

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