



74B Belfast Road,
Saintfield,
BALLYNAHINCH,
BT24 7EX

Offers Over
£745,000

Viewing by
appointment with
& through agent
028 90 663030





A fabulous family home built circa 2021 set on approx 0.75 acre gardens. Internally the accommodation is both bright and spacious with excellent everyday family accommodation which is adaptable for individuals needs.

The property comprises; spacious entrance hall with cloakroom wc, lounge with hole in wall fireplace, open plan modern fitted kitchen with casual dining room and living room. There is a separate utility room and downstairs bedroom five / office. There are four well proportioned bedrooms on the first floor, principal bedroom with ensuite shower room and family bathroom.

Externally the property is accessed via electric gates to good sized tarmac parking, detached double garage with attic room, ideal for conversion (subject to necessary permissions). The gardens are beautifully landscaped with surrounding lawns, large paved patio area, trees, hedging and well stocked beds.

Whilst enjoying an idyllic peaceful rural setting , the property is approx. 10 miles from Belfast and is within easy access of several provincial towns including Saintfield, Lisburn, Ballynahinch and Hillsborough, offering a wide range of services and amenities.



- Fabulous Family Home Set in Approx 0.75 Acres of Beautifully Landscaped Gardens and Only a Few Minutes from Saintfield Village
 - Entrance Hall with Cloakroom wc
 - Lounge with Hole in Wall Fireplace and Part Panelled Walls
 - Modern Fitted Kitchen with Range of Integrated Appliances
 - Open Plan to Casual Dining Room and Living Room with Access to Paved Patio Area
 - Ground Floor Bedroom Five or Home Office
 - Separate Utility Room
 - Four Well Proportioned Bedrooms, Principal Bedroom with Ensuite Shower Room
 - Family Bathroom
 - Oil Heating / Double Glazed Windows
 - Approx Five Years Remaining on NHBC Guarantee
 - Excellent Family Accommodation which is Finished to a High Standard Throughout
 - Electric Gates to Large Tarmac Parking and Turning Area and Detached Double Garage
 - Attic Room Above Garage, Ideal for Conversion (Subject to Permissions)
- Landscaped Surrounding Gardens in Lawns with Trees, Hedging, Well Stocked Beds and Large Paved Patio Area

Telephone 028 9066 3030

www.templetonrobinson.com

The Property Comprises:

Ground Floor

Composite front door and glazing to . . .

ENTRANCE HALL: Ceramic tiled floor, low voltage spotlights, understairs storage.



CLOAKROOM/WC: Low flush wc, wash hand basin, tiled splashback, ceramic tiled floor, low voltage spotlights, extractor fan, heated towel rail.



MODERN FITTED KITCHEN OPEN PLAN TO DINING & LIVING ROOM: 14' 10" x 14' 4" (4.52m x 4.37m) Range of high and low level units, granite work surfaces and drainer, stainless steel sink, integrated Bosch dishwasher, integrated Bosch double ovens, integrated Nordmende microwave, American fridge freezer, built-in wine rack, island unit with units and granite work surfaces, marble work surfaces and breakfast bar, low voltage spotlights, ceramic tiled floor, wine fridge.



Telephone 028 9066 3030
www.templetonrobinson.com

LOUNGE: 14' 10" x 16' 0" (4.52m x 4.88m) Hole in the wall fireplace, part panelled walls, low voltage spotlights.



BEDROOM (5)/OFFICE: 11' 9" x 8' 8" (3.58m x 2.64m) Low voltage spotlights.



REAR HALL: Ceramic tiled floor, glazed door to car port.

UTILITY ROOM: 6' 5" x 8' 8" (1.96m x 2.64m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit, washing machine and tumble dryer, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



First Floor

LANDING: Access to roofspace, hotpress.



BEDROOM (1): 15' 7" x 14' 8" (4.75m x 4.47m) Built-in wardrobes with sliding doors.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, sheeted shower with drencher shower head, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



BEDROOM (2): 14' 10" x 16' 0" (4.52m x 4.88m)

BEDROOM (3): 14' 10" x 14' 1" (4.52m x 4.29m)

BEDROOM (4): 13' 2" x 12' 9" (4.01m x 3.89m)



FAMILY BATHROOM: White suite comprising low flush wc, free standing bath, vanity unit with wash hand basin, fully tiled shower cubicle with drencher shower head, ceramic tiled floor, heated towel rail, low voltage spotlights, extractor fan.



Outside

Electric gates to tarmac driveway with parking for several cars. Covered car port.

DETACHED DOUBLE GARAGE: 24' 2" x 18' 4" (7.37m x 5.59m) Twin electric doors.

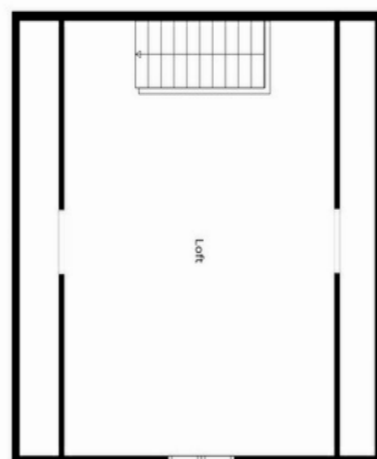
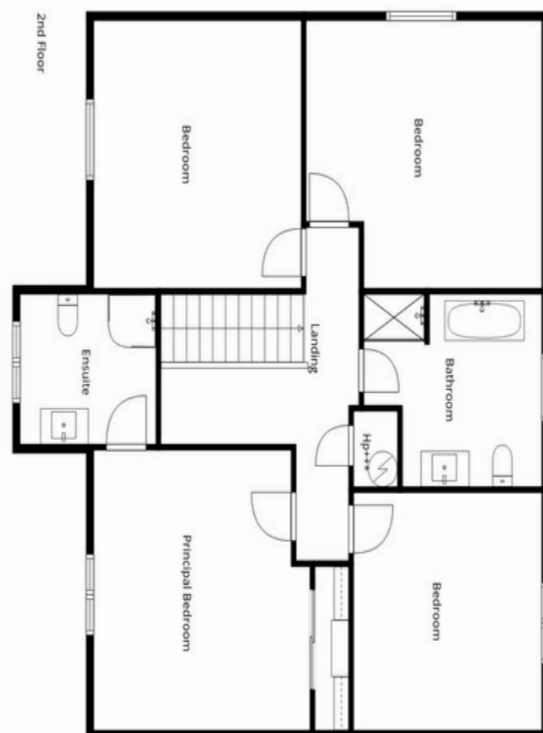
Stairs to attic storage. (Ideal for conversion, subject to necessary permissions)



Telephone 028 9066 3030

www.templetonrobinson.com





Location:

From Carryduff roundabout, head towards Saintfield, 74b is on the right hand side before Lessans Road.

Telephone 028 9066 3030
www.templetonrobinson.com

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

www.templetonrobinson.com

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

